

04 OCT 7 AM 10:00

Vol M04 Page 67944

RECORDING REQUESTED BY:

GRANTOR: John W. Richardson

GRANTOR: Scott W. Patterson

State of Oregon, County of Klamath

Recorded 10/07/04 10:00 m

Vol M04 Pg 67944-49

Linda Smith, County Clerk

Fee \$ 46.00 # of Pgs 6

GRANTEE: PACIFICORP

RETURN TO:

PN
PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

46✓

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

CC#: 11176 WO#: 02413207

67945

RIGHT OF WAY EASEMENT

For value received, John W. Richardson and Scott W. Patterson, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 20 feet in width and 1015 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 attached hereto and by this reference made a part hereof:

Said property generally located in the SE/SW 1/4 of Section 28, Township 35S, Range 07E, of the Willamette Meridian, and more specifically described in Volume M-02, Page 31151 in the official records of Klamath County.

Assessor's Map No. R-3507-02800-01800-000

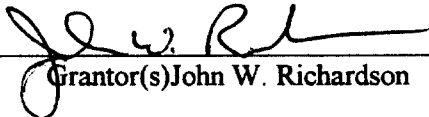
Tax Parcel No. 1800

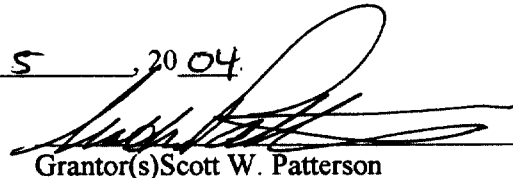
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way and adjacent lands clear 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 4 day of 5, 2004.


Grantor(s) John W. Richardson


Grantor(s) Scott W. Patterson

Grantor(s)

Grantor(s)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 4 day of May, 2004, by

John W. Richardson Rita F. Collins

Notary Public

My commission expires: 12-12-06

RECEIVED

BY: AB...11:15...



CALIFORNIA NOTARY

This page must be included with all easement documents acknowledged in the State of California. The template form on the easement document for notaries is not sufficient in California. This form must be used instead.

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of CALIFORNIA

} ss.
}

County of LOS ANGELES

On 5-6-04 before me, KRISTINE M. REGINA, NOTARY PUBLIC
DATE NAME, TITLE OR OFFICER - E.G. "JANE DOE", NOTARY PUBLIC

personally appeared SCOTT PATTERSON
NAME(S) OF SIGNER(S)

☒

personally known to me -OR-

☐

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed this instrument.



WITNESS my hand and official seal.

Kristine M. Regina
SIGNATURE OF NOTARY

02 MAY 28 AM 11:15

ASPEN 55081

67947

Vol M02 Page 31151

After Recording Return to:

JOHN W. RICHARDSON and SCOTT W. PATTERSON

29234 Trasky Lane
Agave Hills, Ca 91301

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath

Recorded 05/28/2002 11:15 a.m.

Vol M02, Pg 31151-52

Linda Smith, County Clerk

Fee \$ 2600 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

PATRICIA J. WILSON, herein called Grantor, convey(s) to JOHN W. RICHARDSON and SCOTT W. PATTERSON, not as tenants in common, but with full rights of survivorship, herein called Grantees, 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, 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 \$147,000.00.
(here comply with the requirements of ORS 93.930)

Signature
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 May 21, 2002.

Patricia J. Wilson
PATRICIA J. WILSON

STATE OF OREGON, County of Klamath) ss.

On May 24, 2002, personally appeared the above named PATRICIA J. WILSON and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

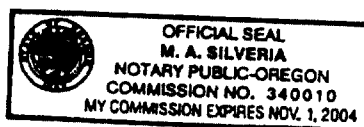
Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00055081

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: March 22, 2005 *November 01, 2002*

Official Seal

EXHIBIT A



31152

67948

"Exhibit A"

PARCEL 1:

That portion of Government Lots 18, 23, 26 and 31, lying West of the Railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.



EXCEPTING that portion in the NW 1/4 of Lot 18 conveyed by deed recorded November 5, 1920 in Book 54 at Page 364, Deed Records of Klamath County, Oregon.

PARCEL 2:

That part of Lots 25 and 32, lying West of the Railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXHIBIT A

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.

Foreman		Emp #	Job Start Date		and appurtenances is subject to change.	
CC#	WO# / REQ#	Map String	Job Comp Date		 	
11176	002413207	01435007.0			1 OF 1	
CUSTOMER : JOHN RICHARDSON ADDRESS : DAY SCHOOL RD.-CHILOQUIN			Circuit 5L36	Post Jobs <input type="checkbox"/> RQII <input type="checkbox"/> Posted <input type="checkbox"/>	EST ID# 12950	Print Date 05/04/04 Scale 1=200'