

RECORDING REQUESTED BY:

GRANTOR: Anna Cornacchioli  
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

*PN*  
PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 10/07/04 10:00 a m  
Vol M04 Pg 67950-55  
Linda Smith, County Clerk  
Fee \$ 46.00 # of Pgs 6

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**RIGHT OF WAY EASEMENT**

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

CC#: 11176 WO#: 02449660

67951

RIGHT OF WAY EASEMENT

For value received, Anna M. Cornacchioli, ("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 1,338 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 NW of NW 1/4 of Section 01, Township 40S, Range 11E of the Willamette Meridian, and more specifically described in Volume M02, Page 56469 in the official records of Klamath County.

Assessor's Map No. R-4011-00100-00200-000

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 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 28 day of June, 2004.

Anna Cornacchioli  
Grantor(s) Anna Cornacchioli

\_\_\_\_\_  
Grantor(s)

\_\_\_\_\_  
Grantor(s)

\_\_\_\_\_  
Grantor(s)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF California

SS.

County of Sacramento

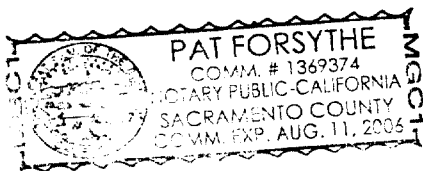
This instrument was acknowledged before me on this 28 day of June, 2004, by

Anna Cornacchioli

Pat Forsythe

Notary Public

My commission expires: Aug 28 2006



ASPEN COLL 2408

67952

Vol M02 Page 56469

02 OCT 12 PM 2:16



## WARRANTY DEED

State of Oregon, County of Klamath  
 Recorded 10/02/2002 2:16 p.m.  
 Vol M02, Pg 56469-71  
 Linda Smith, County Clerk  
 Fee \$ 81.40 # of Pgs 3

ASPEN TITLE ESCROW NO. 01044495

AFTER RECORDING RETURN TO:  
 ANNA M. CORNACCHIOLI  
 10605 Harpold Road  
 Klamath Falls, OR. 97603

EXHIBIT A

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

ROBERT L. ARCURI, hereinafter called GRANTOR(S), convey(s) to  
 ANNA M. CORNACCHIOLI, hereinafter called GRANTEE(S), all that  
 real property situated in the County of Klamath, State of  
 Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN. . . . .

"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 30.390."

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  
 \$600,000.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 15th day of May, 1996.

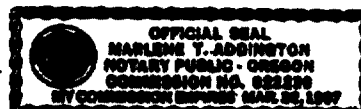
Robert L. Arcuri  
 ROBERT L. ARCURI

STATE OF OREGON, County of Klamath)ss.

On May 16, 1996, personally appeared Robert L. Arcuri, who  
 acknowledged the foregoing instrument to be his voluntary act  
 and deed.

Before me:

W. Delaney D. Allington  
 Notary Public for Oregon  
 My Commission Expires: March 22, 1997



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## EXHIBIT "A"

Lots 4, 5, 6 and 7, The E 1/2 SW 1/4 and the W 1/2 SE 1/4 of Section 6, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Section 1 of Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, Less that portion conveyed to Klamath County, Oregon by deed dated February 20, 1939, recorded March 18, 1939 in Book 121, Page 110, Deed Records of Klamath County, Oregon.

LESS AND EXCEPTING a parcel of land situated in Section 1, Township 40 South, Range 11 East of the Willamette Meridian and Section 6, Township 40 South, Range 12 East of the Willamette Meridian lying Easterly of the Malin to Bonanza Highway and being more particularly described as follows:

Beginning at a Brass Cap Monument marking the Northeast corner Section 1, Township 40 South, Range 11 East of the Willamette Meridian, and the Northwest corner of Section 6, Township 40 South, Range 12 East of the Willamette Meridian; thence North 89 degrees 38' 05" East 351.00 feet to a 5/8" iron pin marking the Northeast corner of Lot 4 in said Section 6; thence along the Easterly line of Lots 4 and 5 in said Section 6, South 0 degrees 14' 45" West 2717.00 feet to a 5/8" iron pin on existing East-West fence line; thence along an existing fence line West 339.55 feet, South 77 degrees 50' 15" West 217.85 feet, North 71 degrees 15' 05" West 547.30 feet, North 50 degrees 17' 15" West 72.15 feet, North 38 degrees 12' 10" West 233.05 feet, more or less, to a point on the Easterly right of way line of the Malin to Bonanza Highway, as the same is presently located and constructed; thence North 13 degrees 48' 45" East along said Easterly right of way line 2426.8 feet, more or less, to a point on the North line of Section 1, Township 40 South, Range 11 East of the Willamette Meridian; thence Easterly along Section line 351.7 feet, more or less, to a point of beginning.

**EXHIBIT A**

Continued on next page

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## EXHIBIT "A" CONTINUED

Lots 15 and 16, Section 1, Township 40 South, Range 11 East of the Willamette Meridian, lying Easterly of Bonanza to Malin Highway, LESS AND EXCEPTING the following described parcel:

A piece or parcel of land being a portion of Lots 15 and 16, Section 1, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point in the Easterly boundary line of the right of way of Bonanza to Malin Highway, as the same is now located and constructed, said right of way line being 40.0 feet distant at right angles Southeasterly from the center line of said highway from which point the Northeast corner of said Section 1, bears North 18 degrees 14' East 4594.8 feet distant, and running thence South 88 degrees 05 1/2' East 330.76 feet; thence South 2 degrees 33 1/2' West 219.42 feet; thence North 86 degrees 47' West 373.47 feet, more or less, to a point in said right of way line; thence North 13 degrees 58' East along said right of way line 215.59 feet, more or less, to a point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in portions of Government Lots 15 and 16, Section 1, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Easterly right of way line of the Bonanza to Malin Highway as the same is presently located and constructed, said right of way line being 40.0 feet distant at right angles Southeasterly from the centerline of said highway, from which point the Northeast corner of Section 1, Township 40 South, Range 11 East of the Willamette Meridian bears North 18 degrees 02' 30" East 4809.8 feet distant, said point being at the Southwesterly corner of the Bedfield Cemetery property; thence South 86 degrees 47' East along the Southerly boundary of said cemetery 340.0 feet to a point; thence South 13 degrees 58' West 822.2 feet, more or less, to the South line of Government Lot 15; thence along the South line of said Lot 15 South 88 degrees 42' West 346.3 feet, more or less, to a point on the Easterly right of way line of the Bonanza to Malin Highway; thence along said right of way line North 13 degrees 58' East 850.0 feet, more or less, to the point of beginning.

CODE 236 MAP 3011-100 TL 200

CODE 233 & 236 MAP 4012 TL 1400

CODE 236 & 233 MAP 4012 TL 1400

**EXHIBIT A**

N1/2 SECTION 01 T.40S. R.11E. W.M.  
KLAMATH COUNTY

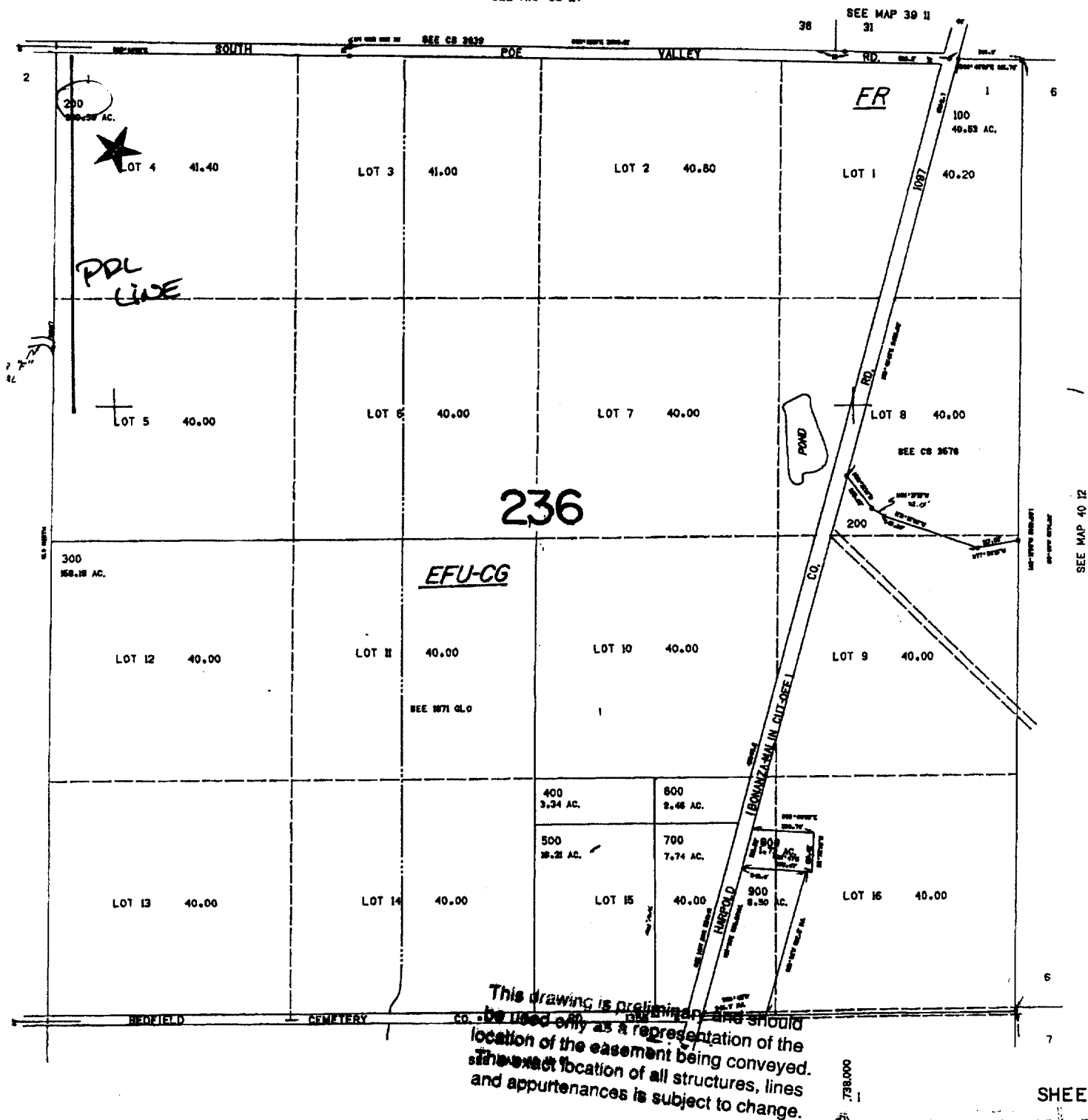
**r-400**

SEE MAP 39 IIV

67955

40 II  
SHEET I OF

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.



# EXHIBIT "B"

# 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.

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