

'04 OCT 7 AM 10:00

Vol M04 Page 67979

RECORDING REQUESTED BY:

GRANTOR: Victor K. Cook
GRANTOR: Betty L. Cook

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/07/04 10:00a m
Vol M04 Pg 67979-83
Linda Smith, County Clerk
Fee \$ 4100 # of Pgs 5

RIGHT OF WAY EASEMENT

41 ✓

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

RECEIVED

CC: 11176
WO: 02447402
Site ID:

67980

DISTRIBUTION RIGHT OF WAY EASEMENT for OVERHANG

For value received, Betty L. and Victor K. Cook(Grantor) hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns (Grantee), an overhang easement for a right of way 15 feet in width and 300 feet in length for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power distribution lines and communication lines and all necessary or desirable accessories and appurtenances thereto, including: guys and anchors, wires, fibers, cables and other conductors and conduits therefore; but not including supporting towers, poles and props; 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 or as more particularly described and/or shown on Exhibit(s) attached hereto and by this reference made a part hereof:

Said property generally located in the NW/NE of Section 13, Township 39S, Range 008E of the Willamette Meridian.

Assessor's Map No: R-3908-013AB-03 Tax Parcel No: 3300

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 therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor erect or permit the erection of any buildings or structures of any kind or nature, or place or use or permit any equipment or material of any kind that exceeds 12 feet in height, or light any fires, or 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 roads, agricultural crops and other purposes not inconsistent 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 heirs, successors and assigns; and this easement shall terminate if and when Grantee shall have abandoned all use of the right of way and no longer has any future need therefore.

Signed this 29th day of July, 2004

Betty L. Cook
Betty L. Cook

Victor K. Cook
Victor K. Cook

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon

County of Klamath } ss.
}

On 07-29-04 before me, Rita F. Collins
DATE NAME, TITLE OR OFFICER - E.G. "JANE DOE", NOTARY PUBLIC"

personally appeared Victor K Cook and Betty L. Cook
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)

67981

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.

Rita F. Collins

SIGNATURE OF NOTARY



FORM No. 886 - WARRANTY DEED (Individual or Corporate)

NO PART OF ANY STEVENS-HESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

OG VICTOR K. COOK
 5395 HWY 66
 Klamath Falls, OR 97601
 Betty L. Cook
 5395 HWY 66
 Klamath Falls, OR 97601
 Victor K. Cook
 5395 HWY 66
 Klamath Falls, OR 97601
 Victor K. Cook
 5395 HWY 66
 Klamath Falls, OR 97601

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67982

 SPACE RESERVED
 FOR
 RECORDERS USE

 State of Oregon, County of Klamath
 Recorded 01/28/2004 3:15 p.m. fixed.
 Vol M04 Pg 05259
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

by _____ Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Betty L. Cook
and Victor K. Cook, wife and husband
 hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land
 Section 13, Township 39 South, Range 11 East of the Willamette
 Meridian, Klamath County, Oregon and being more particularly
 described as follows:
 Beginning at the North quarter corner of Section 13, T.39S.,
 S. 62° 23' 12" W. according to the Plat on file in the Klamath County
 Surveyor's Office in File #211; thence East along the Section
 line 1051.69 feet to the West right of way of State Highway #66;
 thence S. 27° 37' 14" W. 320.88 feet to the true point of beginning of
 this description; thence S. 67° 25' 14" W. 335.90 feet; thence S. 21° 12' 14"
 E. 260.00 feet; thence S. 62° 23' 12" W. 119.45 feet; thence S. 27° 37' 14" W.
 211.7 feet; thence S. 52° 07' 12" E. 69.0 feet to the Westerly right
 of way of State Highway #66; thence Northeasterly around a
 110.522 degree curve to the left 114.92 feet; thence N. 27° 37' 12"
 E. 629.80 feet to the true point of beginning of this description.
 Said parcel contains 2.25 acres more or less.

To Have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized

in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

VICTOR K COOK
Betty L COOK

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols " " if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on JAN 28 2004; if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
 by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRI-
 ATE 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.

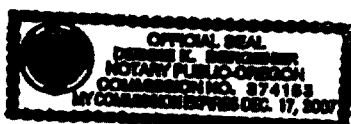
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 1-28-04by VICTOR K COOK

This instrument was acknowledged before me on

by

as

of

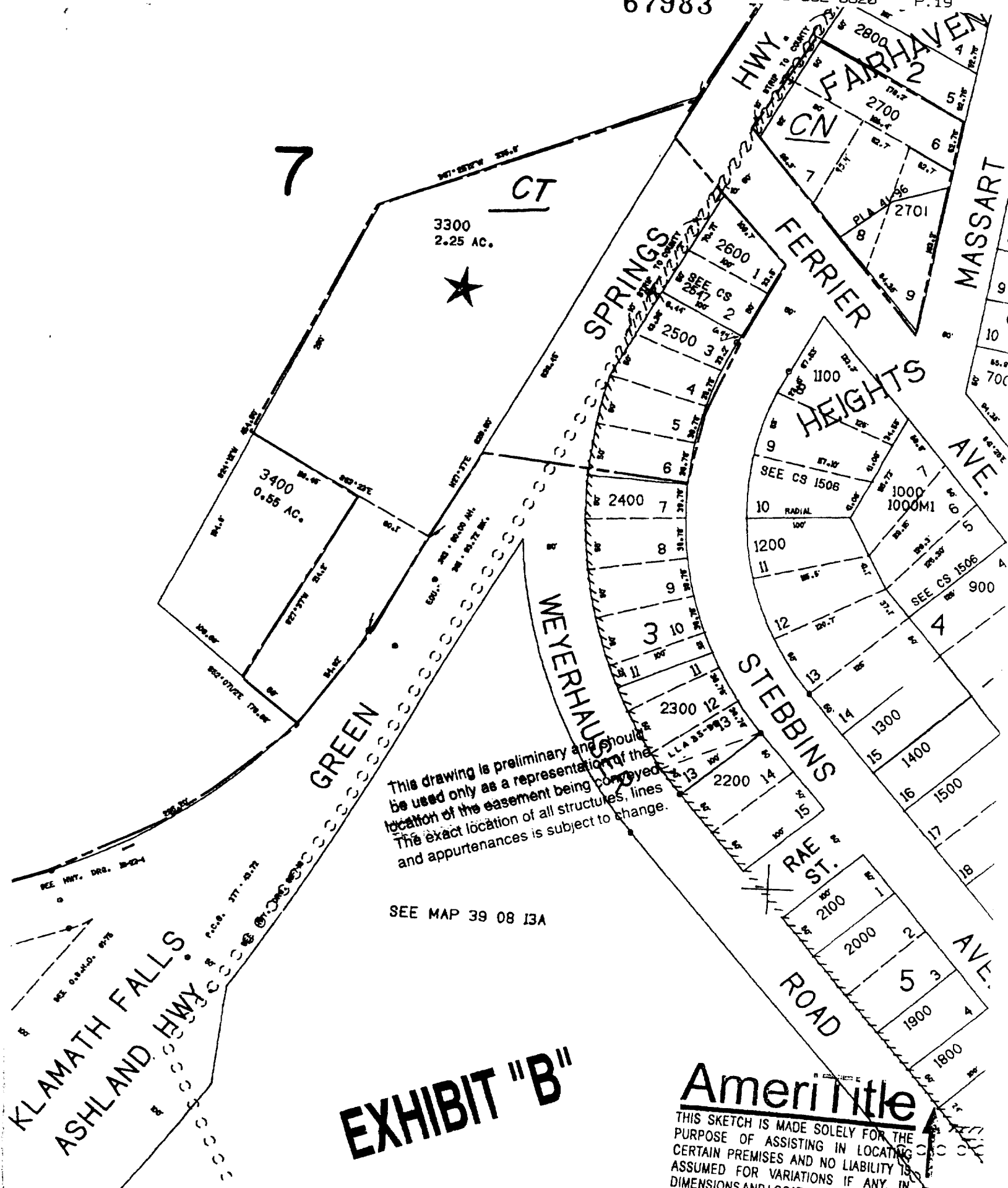


Dabbi H. Berger
 Notary Public for Oregon
 My commission expires 12-17-2007

EXHIBIT A

67983

1 541 882 0620 P.19



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.

SEE MAP 39 08 13A

EXHIBIT "B"

Ameri Title

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.