

'04 OCT 28 AM 9:43

Vol M04 Page 73799

RECORDING REQUESTED BY:

GRANTOR: Lynn M. Fredrickson
GRANTOR: Rosie Fredrickson

State of Oregon, County of Klamath
Recorded 10/28/04 9:43 a m
Vol M04 Pg 73799-803
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

Returned @ Counter

RIGHT OF WAY EASEMENT

Unofficial Copy

21 ✓

UNDERGROUND RIGHT OF WAY EASEMENT

73800

For value received, Lynn M. Fredrickson and Rosie Fredrickson ("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 3,894 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 therefore; 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 & B attached hereto and by this reference made a part hereof:

Said property generally located in the NW quadrant of section 19, township 36S, range 11E of the Willamette Meridian

Assessor's Map No. 3611-01900-00900-000

Tax Parcel No. 900

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 31 day of August, 2004.

Lynn M. Fredrickson
(Grantor)

Rosie Fredrickson
(Grantor)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON

County of Deschutes

SS.



This instrument was acknowledged before me on this 31st day of August, 2004, by Jerilynn Round.

Jerilynn Round
Notary Public

My commission expires: 9-24-07

04 JUN 10 PM 3:11



MTZ-65135 MS

Vol M04 Page 37284

State of Oregon, County of Klamath
Recorded 06/10/2004 3:11 p m
Vol M04 Pg 37284
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

73801

After recording return to:
LYNN M. FREDRICKSON
128 NW ALLEN ROAD
BEND, OR 97701

Until a change is requested all
tax statements shall be sent to
The following address:

LYNN M. FREDRICKSON
128 NW ALLEN ROAD
BEND, OR 97701

Escrow No. MT65135-MS

STATUTORY WARRANTY DEED

LINDA K. JAYMES, Grantor(s) hereby convey and warrant to **LYNN M. FREDRICKSON and ROSIE FREDRICKSON not as tenants in common, but with right of survivorship**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 13, Block 1, TRACT NO. 1164, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3611-01900-00900-000

Key No: 337282

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$100,000.00**.

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 this 8th day of June, 2004

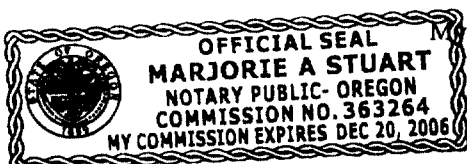
LINDA K. JAYMES

EXHIBIT A

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 8, 2004 by LINDA K. JAYMES.

(Notary Public for Oregon)



My commission expires 12/20/06

2/10 am

9. Reservations and restrictions as contained in Deed recorded May 27, 1959 in Volume 321, page 474, Deed Records of Klamath County, Oregon, to wit:

"Right of way for Indian Service Road No. S-53, approved my M. M. Zollar, Acting Superintendent, Klamath Agency, Oregon, on October 17, 1958, pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 18; 25 U.S.C. 323-328); Public Law 587, August 13, 1954, (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claim. Right of way to Klamath County Court, Oregon, for highway, approved by T. A. Walters, First Assistant Secretary on June 20, 1933, subject to the provisions of the Act of March 3, 1901, (31 Stat. 1084), and Departmental Regulations thereunder; and subject also to any prior valid existing right or adverse claim. Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

10. A 16-foot utility easement along rear lot line and an 8 foot utility easement along side lot lines as shown on dedicated plat.
11. A 25-foot road easement along front lot line as shown on dedicated plat.
12. An easement created by instrument, subject to the terms and provisions thereof,
Dated: February 3, 1992
Recorded: April 9, 1992
Volume: M92, page 7431, Microfilm Records of Klamath County, Oregon
In favor of: Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications, an Oregon corporation
For: Telephone line right of way

*** END ***

EXHIBIT A

Amen Title LOT 32

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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