

for Pacific Power CC #: 11176
WO # 2510206

100 #2:35

Vol M04 Page 82218

RECORDING REQUESTED BY:

GRANTOR: Jimmy A. Sewell
GRANTOR: Nancy J. Sewell

GRANTEE: PACIFICORP

RETURN TO:

12/21

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 11/30/04 2:35 p m
Vol M04 Pg 82218-21
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

RIGHT OF WAY EASEMENT

RIGHT OF WAY EASEMENT

82219

For value received, Jimmy A. Sewell and Nancy J. Sewell, ("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 40 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 S 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of Section 36, Township 35S, Range 12E, of the Willamette Meridian and more specifically described in Volume M88, Page 7800 in the official records of Klamath County.

Assessor's Map No. R-3512-03600-01100-000

Tax Parcel No. R 295120

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, 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 24th day of Sept., 2004.

deceased

Grantor(s) Jimmy A. Sewell

Nancy J. Sewell

Grantor(s) Nancy J. Sewell

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

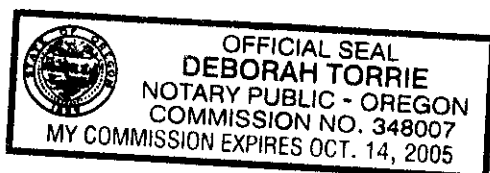
State of Oregon }

County of Klamath } ss

On September 24th 2004 before me, Deborah Torrie
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Nancy J. Sewell
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.

Deborah Torrie
SIGNATURE OF NOTARY

82220

Property Description

S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Sec. 36 Township 35s. R. 12e. W.M.



8

700
20.00 AC.

506
20.00 AC.

505
20.00 AC.

800
5.00 AC.

900
5.00 AC.

[- approx. 20' x 40'
easement area

1000
5.00 AC.

1000
10.00 AC.

1400
10.00 AC.

2100
80.00 AC.

1600
5.00 AC.

CC#: 11176

WO#: 02510206

NAME: J. + N. Sewell

DRAWN BY: B. Olden

EXHIBIT A

This drawing 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 within the boundaries of the described easement area.

PacifiCorp

SCALE:

SHEET 1 OF 1

87424

82221

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WARRANTY DEED - INDIVIDUAL

A-24 01032277

AFTER RECORDING RETURN TO:

JIMMY A. SEWELL

NANCY J. SEWELL

P.O. Box 1486

ASTORIA, OR 97101

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

EXHIBIT "B"

ALFRED CRANDALL and JENNIE CRANDALL, husband and wife
hereinafter called grantor, convey(s) to JIMMY A. SEWELL and
NANCY J. SEWELL, husband and wife all that real property
situated in the County of Klamath, State of Oregon, described
as:

The S1/2 SW1/4 NE1/4 SW1/4 of Section 36, Township 35 South,
Range 12 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways, 2) Subject to
rules and regulations of Fire Patrol District, 3) Recitals as
set forth in Deed recorded June 11, 1959 in Book 313 at page
279, 4) Easement recorded March 3, 1981 in Book M-81 at page
3618, 5) Easement recorded November 13, 1986 in Book M-86 at
page 20570, 6) Easement recorded November 13, 1986 in Book M-86
at page 20572, 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
\$21,000.00.

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 18th day of May 1988.

Alfred J. Crandall
ALFRED CRANDALL

Jennie C. Crandall
JENNIE CRANDALL

STATE OF OREGON, County of Klamath)ss.

May 18, 1988.

Personally appeared the above named ALFRED CRANDALL and JENNIE
CRANDALL and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Wendell L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of May A.D. 19 88 at ASTORIA OREGON, and duly recorded in Vol. 1188
of Deeds on Page 7800

FEE \$10.00

Evelyn Smith

County Clerk

By Wendell L. Addington