

RECORDING REQUESTED BY:

GRANTOR: SKYWAGON RANCH,
LLC

GRANTOR:

'05 JAN 13 AM 10:17

GRANTEE: PACIFICORP

RETURN TO:

0 ✓
PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 01/13/05 10:17A m

Vol M05 Pg 02676-79

Linda Smith, County Clerk

Fee \$ 36⁰⁰ # of Pgs 4

RIGHT OF WAY EASEMENT

Return to:

Pacific Power
1950 Mallard Lane
Klamath Falls, Oregon 97601

CC#: 11176 WO#: 02374495

RECEIVED

BY: JRB 1540
02677

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Skywagon Ranch, LLC ("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 2,065 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 N 1/2 of NW 1/4 of Section 4, Township 40S, Range 11E of the Willamette Meridian, and more specifically described in the official records of Klamath County.

Assessor's Map No. R-4011-00000-00200-000

Tax Parcel No.

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 12 day of May, 2004.

Skywagon Ranch, LLC, an Oregon limited liability company

(Grantor)

(Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon

}ss.
}

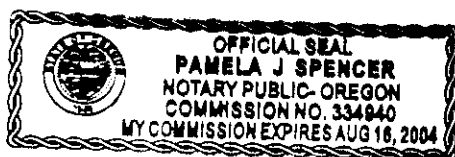
County of Klamath

On 5/12/2004 before me, Pamela J. Spencer
DATE NAME, TITLE OR OFFICER - E.G. "JANE DOE", NOTARY PUBLIC"

personally appeared James J. Bellet and Kristi L. Redd, Members of Skywagon Ranch, LLC, an Oregon limited liability company 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.



Pamela J. Spencer
SIGNATURE OF NOTARY

03 OCT 1 PM 3:13

NJC- 61700 TH

02678

After recording, return this document to:

Farm Service Agency
Klamath County RSA Office
2316 South 6th Street, Suite C
Klamath Falls, OR 97601-4340

Vol MD3 Page 73456

State of Oregon, County of Klamath
Recorded 10/01/03 3:13 p m
Vol MD3 Pg 73456-57
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Skywagon Ranch, LLC
c/o Kristi L. Redd
5850 Mack Avenue
Klamath Falls, OR 97603

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.

This Space Reserved For County Filing Officer Use Only

UNITED STATES DEPARTMENT OF AGRICULTURE
Farm Service Agency

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting through the FARM SERVICE AGENCY, (successor to the FARMERS HOME ADMINISTRATION), UNITED STATES DEPARTMENT OF AGRICULTURE, Grantor, for and in consideration of FOUR HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED TWENTY EIGHT AND 80/100 (\$487,828.80), hereby conveys and quitclaims to SKYWAGON RANCH, LLC, an Oregon Limited Liability Company, Grantee, all right, title, and interest in that certain property situated in the County of Klamath, State of Oregon, more specifically described as follows:

Parcel 1

Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Government Lot 18 (SW1/4 NE1/4); Government Lot 19 (SE1/4 NW1/4); and NE1/4 SW1/4, NW1/4 SE1/4.

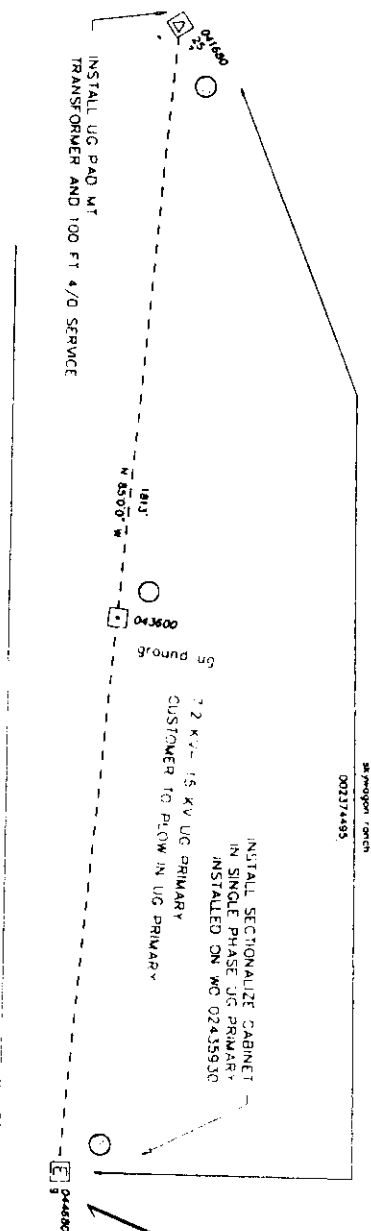
Parcel 2

The West 33 feet of Government Lot 2, all that portion of Government Lot 2, lying Southwesterly of the right of way of the United States Government Canal "F", Government Lots 3, 4, 5, 6, 11, 12, 13, and 14 of Section 4: Government Lots 9, 10, 15, and 16 of Section 5; all in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT A

02679

Property Description



CC#: 11176

WO#: 2374495

NAME: SKYWAGON RANCH

DRAWN BY:

EXHIBIT B

PacifiCorp

Foreman

11176

CUSTOMER SKYWAGON RANCH
ADDRESS 20670 WEBBER RD
KLAMATH FALLS

SCALE:

WO# / REV#
002374495

Imp #

SHEET

Map String
01440011 0

Job Start Date

Job Complete Date

Circuit

5L42

Rev# 1000

Rev#

Rev#

001

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