

'05 JAN 27 AM 11:14

Vol M05 Page 06076

RECORDING REQUESTED BY:

GRANTOR: LaVaughn Kemnow
GRANTOR:

State of Oregon, County of Klamath
Recorded 01/27/05 11:14 0 m
Vol M05 Pg 06076-79
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

oc GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
NOV 10 11:12
BY: ARB 11/12

36- oc

Dated 11-5-04
Postmarked 11-16-04
Rec'd. 11-17-04

06077

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, LaVaughn Kemnow ("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 360 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 therefor; 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 NE 1/2 NE 1/4 NW1/4 of Section 24 Township 35S Range 9E of the Willamette Meridian and more specifically described in Volume M04 Page 29296 in the official records of Klamath County.

Assessor's Map No. R-3509-02400-00100-000

Tax Parcel No. 100

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 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 17 day of November, 2004.

LaVaughn Kemnow
(Grantor)

(Grantor)

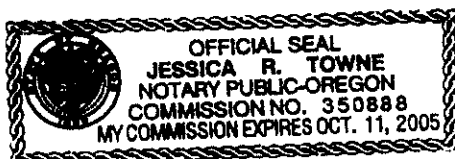
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

LaVaughn Kemnow }
of 10408 Stagecoach Place } ss

Klamath Falls OR 97601 before me, Jessica Towne, Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

Ily appeared LaVaughn Kemnow
Name(s) of Signer(s)

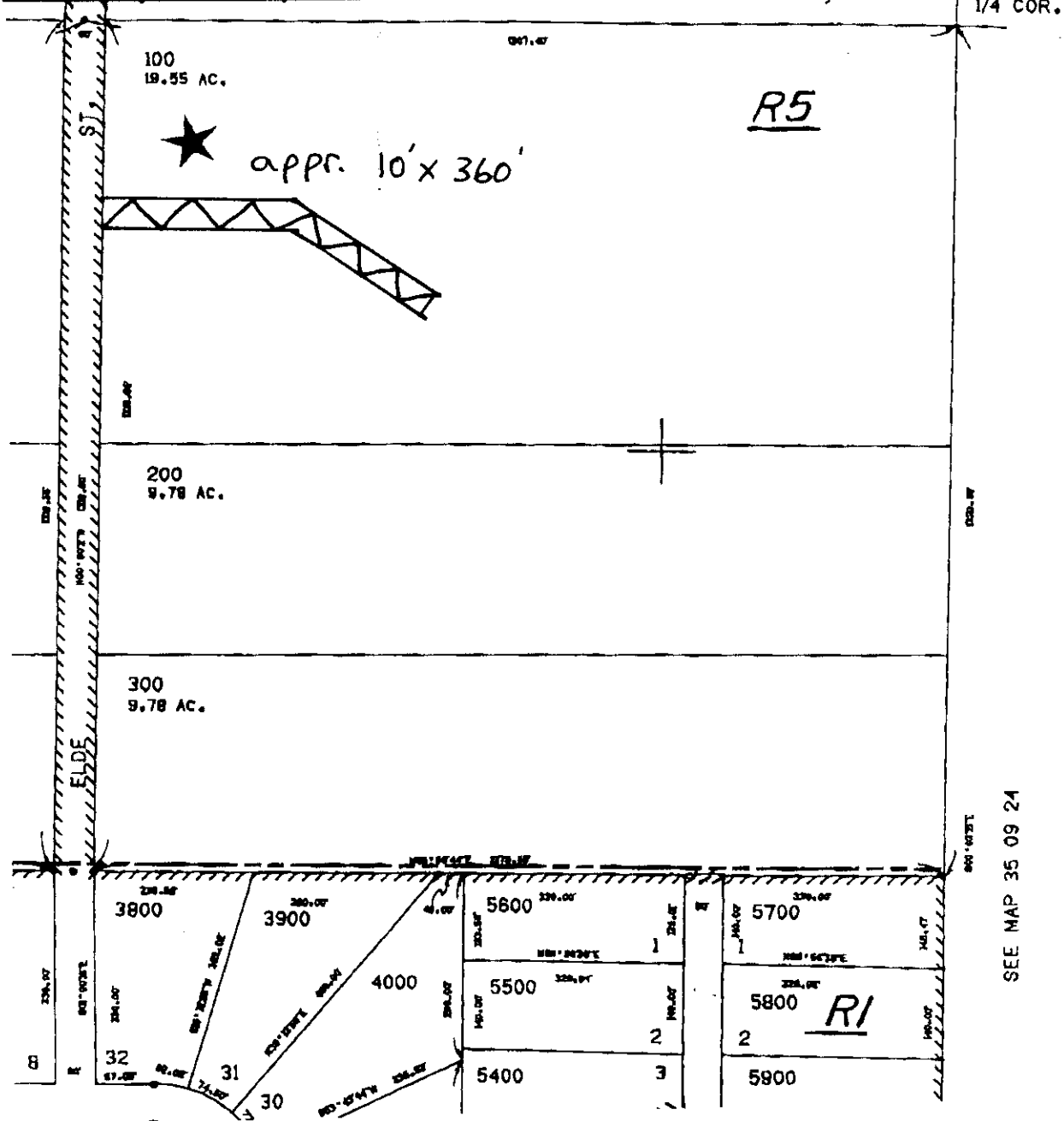
nally known to me ~ OR ~ ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed this instrument



WITNESS my hand and official seal.

Jessica Towne
SIGNATURE OF NOTARY

Property Description



CC#: 11176

WO#: 002532329

NAME: R + L Kemnow

DRAWN BY: B. Alden

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

Property Description

After Recording Return to:
RONALD A. KEMNOW and LA VAUGHN KEMNOW

10407 Stearns Place
Clatsop, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RONALD A. KEMNOW and LA VAUGHN KEMNOW

Same as above

State of Oregon, County of Klamath

Recorded 05/13/2004 11:04 a.m.

Vol M04 Pg 29296

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ASpen 5908145
WARRANTY DEED
(INDIVIDUAL)

VERNON WAYNE MC CAULEY and JANET K. MC CAULEY, husband and wife, herein called Grantor, convey(s) to RONALD A. KEMNOW and LA VAUGHN KEMNOW, husband and wife, herein call Grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 NE 1/4 NW 1/4 of Section 24, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the West 30 feet thereof.

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 appertaining 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 \$37,000.00.
(here comply with the requirements of ORS 91.930)

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 May 12, 2004.

VERNON WAYNE MC CAULEY

JANET K. MC CAULEY

STATE OF OREGON, County of Multnomah) ss.

On 5/12, 2004 personally appeared the above named VERNON WAYNE MC CAULEY and JANET K. MC CAULEY and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Before me: *Randy Long*
Notary Public for Oregon
My commission expires: 11/05/2007

Official Seal

Aspen
TITLE & ESCROW, INC.

CC#:

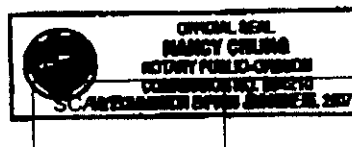
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059081

WO#:

NAME:

DRAWN BY:

PacifiCorp



OF

EXHIBIT B