

'05 APR 26 AM 10:07

Vol M05 Page 29282

RECORDING REQUESTED BY:

GRANTOR: Kenneth Monroe
Fraker
GRANTOR:

State of Oregon, County of Klamath
Recorded 04/26/2005 10:07a m
Vol M05 Pg 29282-86
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

GRANTEE: PACIFICORP

RETURN TO:

o/c PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
BY JPB 12:53

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

CC#: 11176 WO#: 02464306

29283

RIGHT OF WAY EASEMENT

For value received, Kenneth Monroe Fraker, ("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 450 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 NE of the SE of the SW 1/4 of Section 13, Township 35 South, Range 9 East, of the Willamette Meridian and more specifically described in Volume M03, Page 66423 in the official records of Klamath County.

Assessor's Map No. M03-66423 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 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 11 day of 29, 2004.

Kenneth Fraker
Grantor(s)

Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

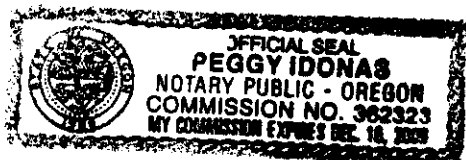
State of OREGON }

County of KLAMATH } ss

On November 29, 2004 before me, Peggy Idonas
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Kenneth Fraker
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.

Peggy Idonas
SIGNATURE OF NOTARY
Expires 12/16/06

29284

'03 SEP 8 PM2:25

Vol MD3 Page 66423

After Recording Return to:
 KENNETH MONROE FRAKER
1186 HELEN AVE

UKIAH, CA. 95482

Until a change is requested all tax statements
 Shall be sent to the following address:
 KENNETH MONROE FRAKER
 Same as Above

State of Oregon, County of Klamath
 Recorded 09/08/03 2:25 P.m.
 Vol MD3 Pg 66423-24
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

ATE 57818
WARRANTY DEED
 (INDIVIDUAL)

ARTHUR M. WHISLER and MICHELLE R. WHISLER, herein called grantor, convey(s) to KENNETH MONROE FRAKER,
 AN ESTATE IN FEE SIMPLE, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 apparent 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 \$18,000.00.
 (here comply with the requirements of ORS 93.930)

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 9-5-03

Arthur M. Whisler
 ARTHUR M. WHISLER

Michelle R. Whisler
 MICHELLE R. WHISLER

STATE OF Washington, County of Grays Harbor) ss.

On September 5, 03 personally appeared the above named ARTHUR M. WHISLER and MICHELLE R.
 WHISLER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
 TITLE & ESCROW, INC.

525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00057818

Before me: Autumn M. Marshall
 Notary Public for Oregon
 My commission expires: 4-2-07

Official Seal

AUTUMN M. MARSHALL
 NOTARY PUBLIC
 STATE OF WASHINGTON
 My Commission Expires Apr. 2, 2007

29285

66424

Exhibit A

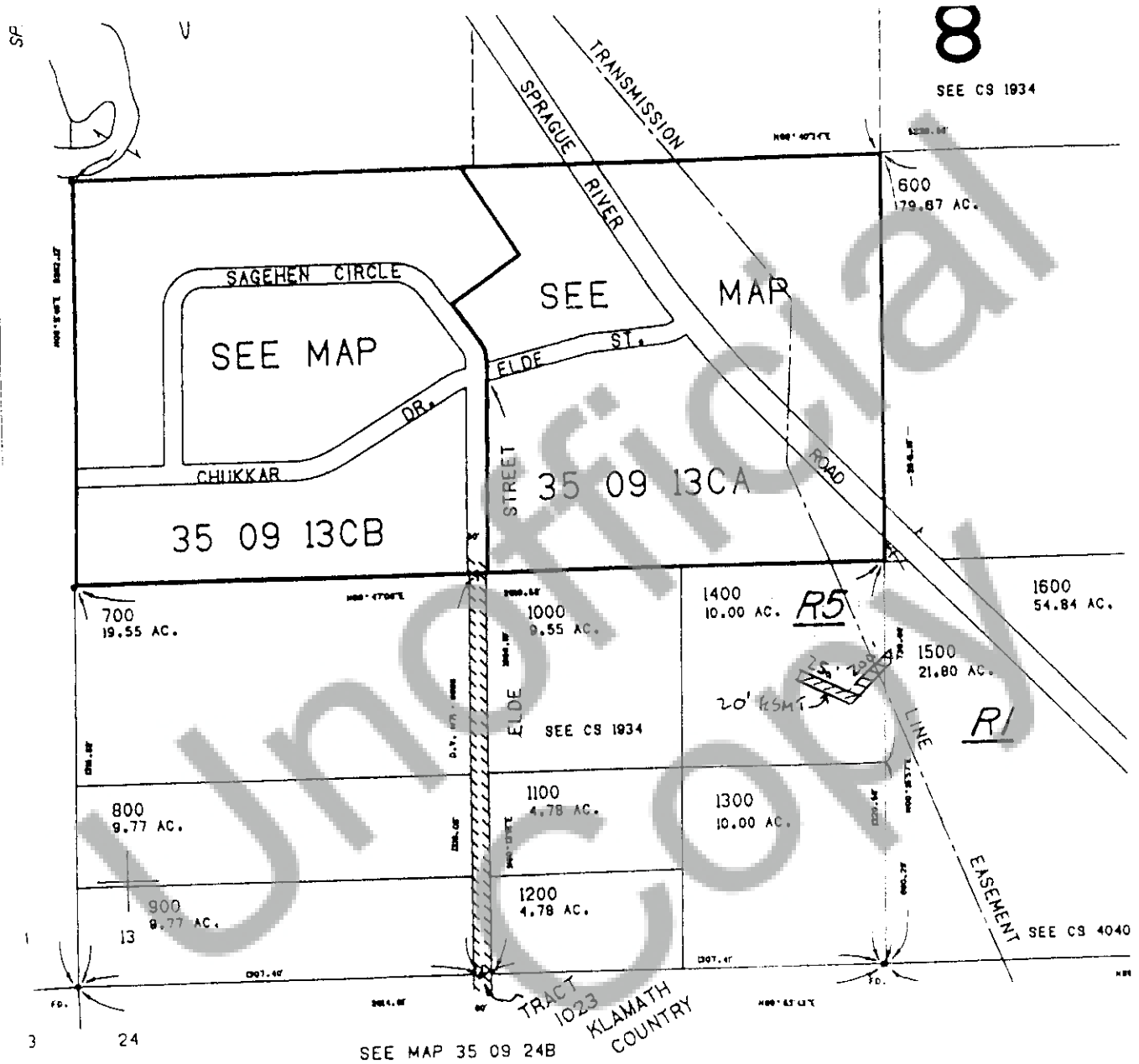
A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of the SW 1/4 of said Section 13; thence South 00° 15' 57" West, on the East line thereof, 660.29 feet to the Southeast corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence South 88° 50' 26" West, on the South line thereof, 653.92 feet to the Southwest corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence North 00° 14' 54" East, on the West line thereof, 659.66 feet to the Northwest corner of said NE 1/4 of the SE 1/4 of the SW 1/4; thence North 88° 47' 09" East, on the North line thereof, 503.57 feet; thence North 45° 07' 29" East, 163.15 feet to a point on the Southwest line of the Sprague River Highway; thence South 44° 52' 31" East, on said Southwest line, 50.00 feet; thence South 00° 15' 57" West 76.51 feet to the point of beginning. Said parcel is also shown as Parcel 2 of Minor Partition 77-83 in the SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a 30 foot wide roadway easement for adjoining property owners use for ingress and egress over and across Parcel 1 to Parcel 2 of Minor Partition 77-83 in the SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Said easement shall start at the Southeast corner of Parcel 1 adjacent to the Sprague River Highway and run Northwesterly parallel and adjacent to the South boundary of the Sprague River Highway right of way line a distance of sixty feet, as more fully set forth in agreement recorded October 8, 1986 in Book M-86 at Page 18406, Microfilm Records of Klamath County, Oregon.

Property Description



CC#: 11176

WO#: 02464306

NAME: KENNETH M. FRANK

DRAWN BY: GARCIA

EXHIBIT B

PacifiCorp

SCALE: **NTS**

SHEET 2 OF 2