

'05 APR 26 AM 10:07

Vol M05 Page 29287

RECORDING REQUESTED BY:

GRANTOR: Bonanza Partnership
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

ofc PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 04/26/2005 10:07 a m
Vol M05 Pg 29287-90
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

RIGHT OF WAY EASEMENT

Unofficial Copy

RECEIVED
BY NLR.....

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

CC#: 11176 WO#: 02242480

OVERHEAD RIGHT OF WAY EASEMENT

29288

For value received, Bonanza Partnership, ("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 350 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, 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 NW 1/4 of Section 17, Township 39S, Range 12E, of the Willamette Meridian and more specifically described in Volume M99, Page 28991 in the official records of Klamath County.

Assessor's Map No. R-3912-00000-01300-000

Tax Parcel No. 1300

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 4 day of APRIL 2005.

Nelson Somers
Grantor(s)

Barbara Somers
Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

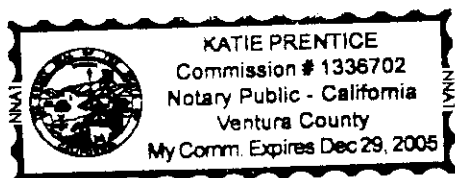
State of California }
County of Ventura } ss

On April 4, 2005 before me, Katie Prentice, Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Nelson Somers & Barbara Somers
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.



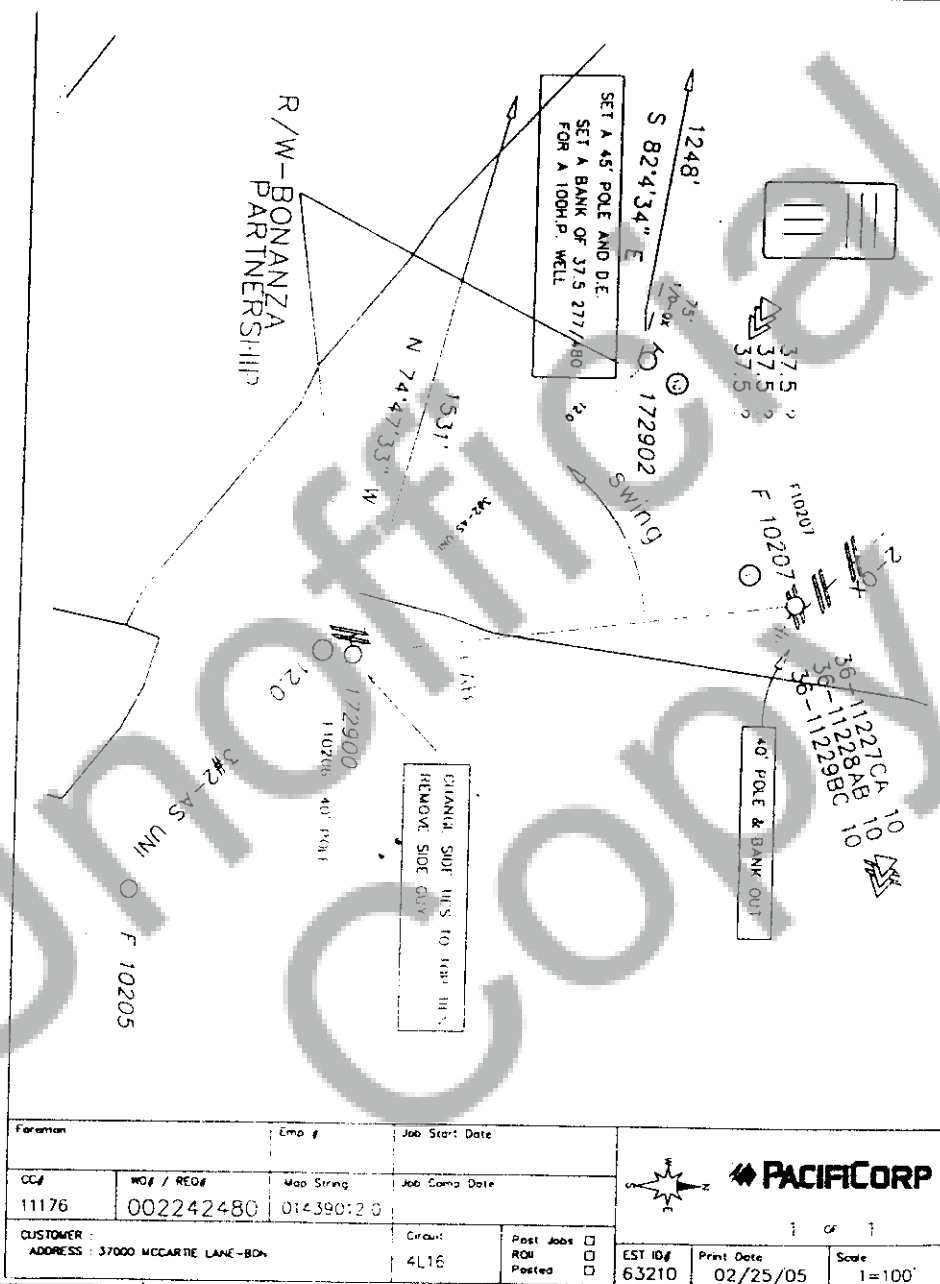
Katie Prentice
SIGNATURE OF NOTARY

Property Description

Section: 17 Township: 39S (N or S), Range: 12E (E or W) Willamette Meridian

County: Klamath State: Or.

Parcel Number: 1300



Foreman	Emp #	Job Start Date		
CC#	WO# / REQ#	Map String		
11176	002242480	014390:20	EST ID#	Print Date
CUSTOMER ADDRESS: 37000 MCCARTIE LANE-BON			63210	02/25/05
Growth			Scale	1"=100'
4L16				
Post Jobs <input type="checkbox"/>				
ROW <input type="checkbox"/>				
Posted <input type="checkbox"/>				

CC#: 11176 WO#: 02242480

Landowner Name: Bonanza Partners

Drawn by: B. Olden

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.

EXHIBIT A

PacifiCorp

SCALE: 1"=100' NTS

1999 JUL 20 PM 3:12

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049186

AFTER RECORDING RETURN TO:
THE BONANZA PARTNERSHIP
C/O NELSON E. SOMERS SR.
2777 W. Young Rd.
FILLMORE, CA 93015

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

GARY B. WILLIAMS and KATHLEEN M. WILLIAMS, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to THE
BONANZA PARTNERSHIP, a partnership consisting of Nelson E.
Somers, Sr., Barbara A. Somers, Nelson E. Somers, Jr.,
Christopher L. Somers, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

THIS DEED IS ALSO INTENDED TO ELIMINATE AND FULFILL THAT CERTAIN
MEMORANDUM OF OPTION DATED APRIL 4, 1994, AND RECORDED APRIL 5,
1994 IN BOOK M-94, PAGE 9980, KLAMATH COUNTY OFFICIAL RECORDS.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

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 those Item Nos. 1
through 11 in the attached Exhibit "B", and "Grantors make no
warranties express or implied as to the condition to the above
described property and Grantee takes the above described
property in "AS IS" condition. "Grantors reserve the exclusive
right of possession of the above described real property for 89
days from the date of this deed, thereafter Grantee shall have
the exclusive right to possession".

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
\$150,000.00.

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 16th day of July, 1999.

Gary B. Williams
GARY B. WILLIAMS

Kathleen M. Williams
KATHLEEN M. WILLIAMS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 17th
day of July, 1999, by Gary B. Williams and Kathleen M. Williams.

Before me:
Notary Public for Oregon
MY COMMISSION EXPIRES: 11/1/2000

Continued on

