

'05 JUN 3 AM 10:14

Vol M05 Page 41314

RECORDING REQUESTED BY:

GRANTOR: James L. Chapman  
GRANTOR: Sandra L. Chapman

GRANTEE: PACIFICORP

RETURN TO:

ok PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 06/03/05 10:14 A m  
Vol M05 Pg 41314-17  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

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## RIGHT OF WAY EASEMENT

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36.1

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

CC#: 11176 WO#: 02612291

OVERHEAD RIGHT OF WAY EASEMENT

41315

For value received, James L. Chapman and Sandra L. Chapman, ("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 1,290 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 SW 1/4 SE 1/4 of Section 19, Township 39S, Range 11E, of the Willamette Meridian and more specifically described in Volume M03, Page 16823 in the official records of Klamath County.

Assessor's Map No. R-3911-V1900-00100-000

Tax Parcel No. 00100

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 22 day of April, 2005.

[Signature]  
Grantor(s) James L. Chapman

[Signature]  
Grantor(s) Sandra L. Chapman

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }  
County of Klamath } ss

On April 22, 2005 before me, Cindy E Cherry  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared James L Chapman & Sandra L Chapman  
Name(s) of Signer(s)

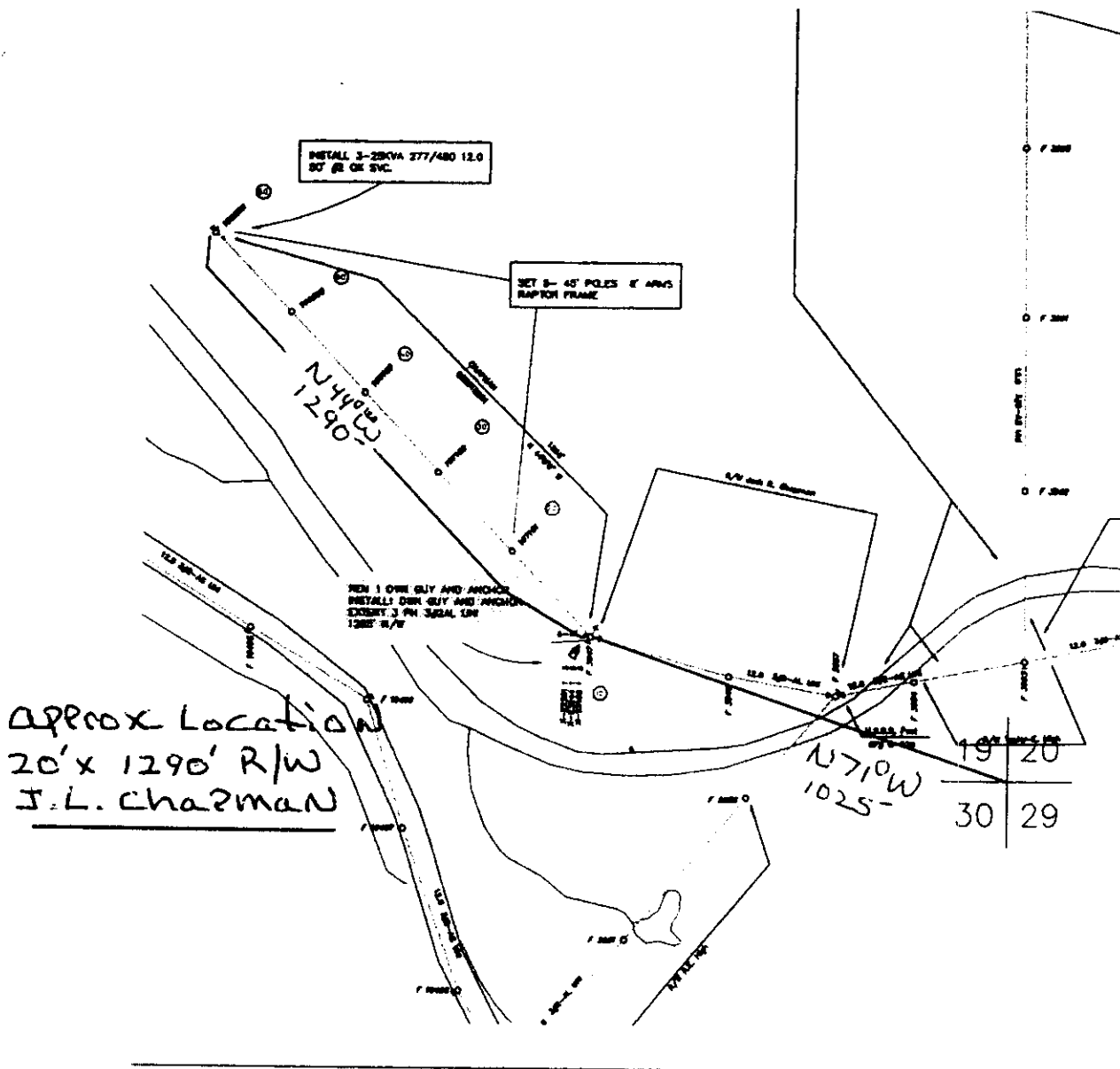
☒ personally known to me ~ OR ~ ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) 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.



[Signature]  
SIGNATURE OF NOTARY  
Commission Expires - 4/12/07

Section: 19 Township: 39s (N or S), Range: 11e (E or W) W.M. Meridian  
County: Klamath State: OR  
Parcel Number: 00100



Landowner Name: J. L. Chapman

Drawn by: B. Alden

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: NTS

Property Description

MAR 20 PM 12:38



After recording return to:

Chapman  
1855 N. Westgate  
Portland, OR 97203

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Escrow No. K52225

Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 16823

State of Oregon, County of Klamath  
 Recorded 03/20/2003 12:38 p.m.  
 Vol M03 Pg 16823-25  
 Linda Smith, County Clerk  
 Fee \$ 31.00 # of Pgs 3

**STATUTORY WARRANTY DEED**

Parcel 1: Patricia Ann Shuck, Trustee in Trust of the Estate of John A. Marshall and Parcel 2: James L. Chapman and Sandra L. Chapman, Trustee of the James L. Chapman 1977 Living Trust, Dated 12/2/77, Grantor, conveys and warrants to James L. Chapman and Sandra L. Chapman, Trustee, or their successors in trust, under the Chapman Living Trust dated December 4, 2000, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee. (Please comply with the requirements of ORS 93.830)

Dated this 5th day of February, 2003.

The Trust of the Estate of John A. Marshall

Patricia Ann Shuck

Patricia Ann Shuck, Trustee

The James L. Chapman 1977 Living Trust dated  
 12/2/77

James L. Chapman, Trustee  
 James L. Chapman, Trustee  
Sandra L. Chapman, Trustee  
 Sandra L. Chapman, Trustee

CC#:

WO#:

NAME:

DRAWN BY:

**EXHIBIT B****PacifiCorp**

SCALE:

SHEET

OF