

05 JUN 03 AM 10:10

Vol M05 Page 41347

RECORDING REQUESTED BY:

GRANTOR: Klamath Radiology
Associates
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

dc PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 06/03/05 10:11 Am
Vol M05 Pg 41347-57
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

RIGHT OF WAY EASEMENT

RECEIVED

BY: UAB 12:58

411

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Klamath Radiology Associates ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 20 feet in width and 20 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 SE 1/4 NE 1/4 of Section 20 Township 38S Range 9E of the Willamette Meridian and more specifically described in Volume M00 Page 32405 in the official records of Klamath County.

Assessor's Map No.

Tax Parcel No. R-3809-020BD-02900-000

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 2 day of March, 2005.

William K. Tampler (Grantor)

President of Klamath Radiology Associates (Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon)

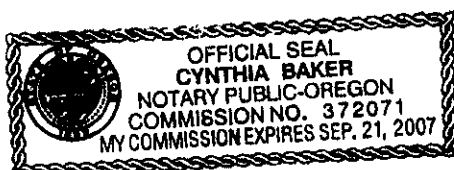
County of Klamath) ss

On March 2, 2005 before me, Cynthia Baker
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared William K. Tampler
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.



Cynthia Baker
SIGNATURE OF NOTARY



Property Description

Section: 20 Township 38S, Range 9E

W. Meridian

County: KLAMATH State: OREGON

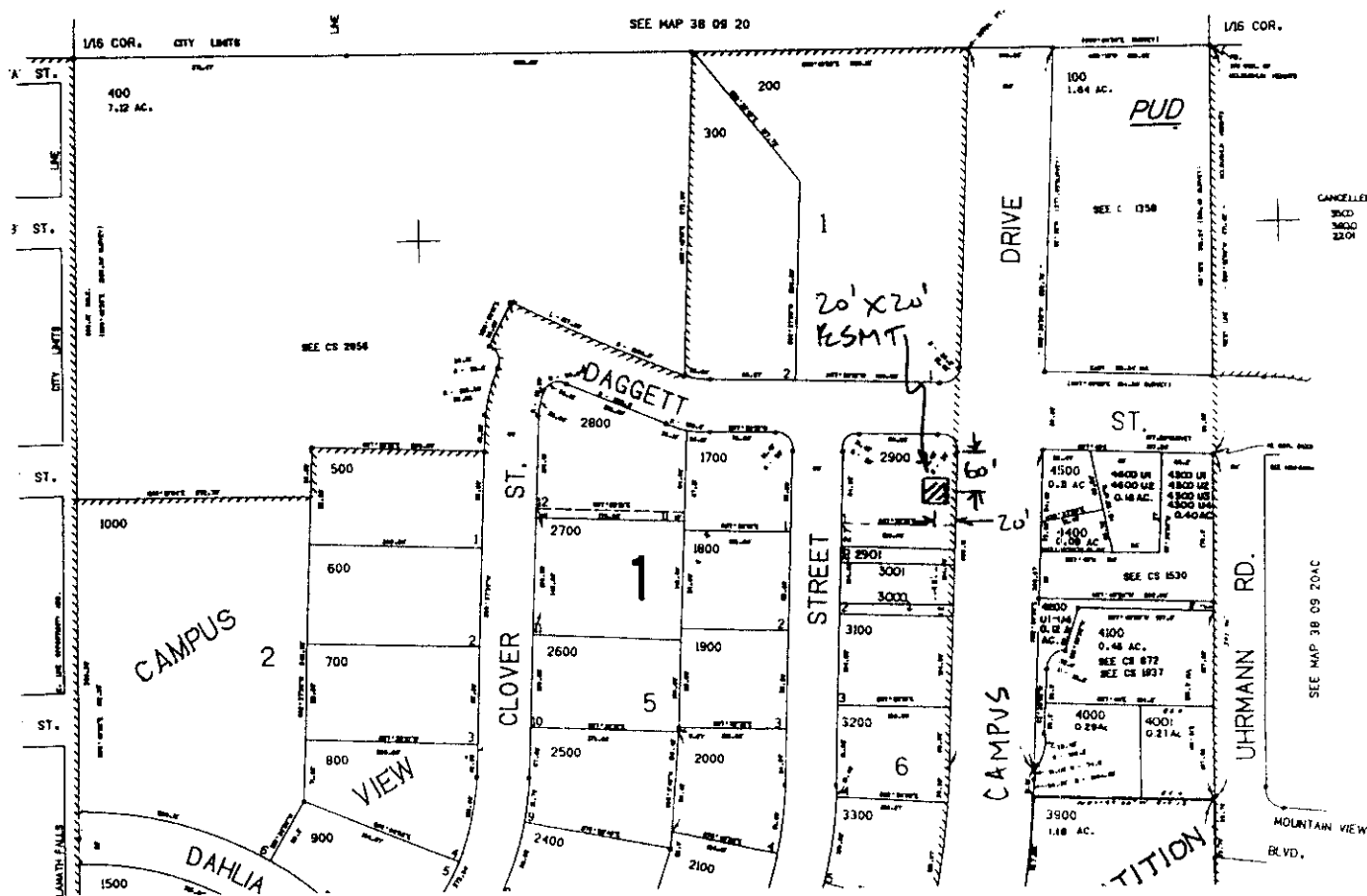
Parcel Number: R-3809-020BD-02900-000

SE1/4 NW1/4 SEC. 20 T.38S. R.09E. W.M.
KLAMATH COUNTY

38 09 20BD
KLAMATH FALLS

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

1"=100'



CC#: WO#: 02511855

Landowner Name: KLAMATH RADIO.

Drawn by: GARCIA

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: N.T.S.

Property Description

-BARGAIN AND SALE DEED-

WILLIAM K. TAMPLEN and MARILYN M. WALKER, Grantors, convey to
KLAMATH RADIOLOGY ASSOCIATES, an Oregon partnership, Grantee, the
following described real property situate in Klamath County,
Oregon:

PARCEL 1: Lot 1 and the Northerly 27 feet of Lot 2, Block 6,
Tract 1163, Campus View, according to the official plat
thereof on file in the office of the County Clerk, Klamath
County, Oregon, and the Northerly 45 feet of the Southerly 57
feet of Lot 2, Block 6, of Tract 1163, Campus View, according
to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

PARCEL 2: The South 20 feet of the North 47 feet of Lot 2,
Block 6, Tract No. 1163, Campus View, according to the
official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is a
portion of a transaction concerning the creation of a partnership.

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
use.

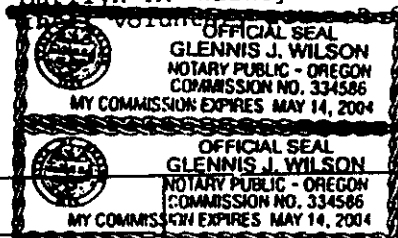
Dated this 31 day of August, 2000.

William K. Tamplen
William K. Tamplen

Marilyn M. Walker
Marilyn M. Walker

STATE OF OREGON)
) ss. August 31, 2000.
County of Klamath)

Personally appeared the above-named William K. Tamplen and
Marilyn M. Walker and acknowledged the foregoing instrument to be
their voluntary act and deed before me:



Glennis J. Wilson
Notary Public for Oregon
My Commission expires: 5/14/04

CC#: 11176

WO#: 02511855

NAME: KLAMATH RADIOLOGY

DRAWN BY: GARCIA

EXHIBIT B

PacifiCorp

State of Oregon, County of Klamath
Recorded 09/01/00, at 4:11 P.M.
In Vol M00 Page 32405
Linda Smith,
County Clerk Fees 21.00

SCALE:
N.T.S.

SHEET 3 OF 3

41351

Assessor 640 X 480

*

Property Data Selection Menu

-1

Owner: KLAMATH RADIOLOGY ASSOCIATES

Prop ID : R169276 (Real Estate)

(198638) 2900 DAGGETT ST

Map Tax Lot: R-3809-020BD-02900-000

KLAMATH FALLS, OR 97601

Legal : CAMPUS VIEW, BLOCK 6, LOT 1 & N 27'
OF 2Situs : 2900 DAGGETT AVE
KLAMATH FALLS, OR 97601Year Built :
Living Area: 7480

Name(s) :

Code Area : 001

Sale Info :

2004 Roll Values

Deed Type : 01

RMV Land \$ 184,630 (+)

Instrument: M00-32405

RMV Improvements \$ 300,460 (+)

2004 Tax Status * No Taxes Due *

RMV Total \$ 485,090 (=)

Current Levied Taxes : 6,654.73

Total Exemptions \$ 0

Special Assessments :

M5 Net Value \$ 485,090

2005-06 SB125 Taxes :

M50 Assd Value \$ 428,280

(AD) Alt Disp

(Y) primary

(SE) condary

(L) and/Impr

(G) en Appr

(O)wnership

(H) istory

(.) More

Enter Option from Above or <RET> to Exit:

1 (023,043) Printer: None