

'05 JUN 17 AM 10:39

Vol M05 Page 45492

RECORDING REQUESTED BY:

GRANTOR: Jeremiah J. Geaney

GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

06/ PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 06/17/05 10:39 a m

Vol M05 Pg 45492-95

Linda Smith, County Clerk

Fee \$ 36⁰⁰ # of Pgs 4

RIGHT OF WAY EASEMENT

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

CC#: 11176 WO#: 2505099

45493

RIGHT OF WAY EASEMENT

For value received, Jeremiah Geaney, ("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 625 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 NW 1/2 of S 1/2 of Section 28, Township 40S, Range 10E, of the Willamette Meridian and more specifically described in Volume M 95, Page 12428 in the official records of Klamath County.

Assessor's Map No. R-4010-02800-01500-000

Tax Parcel No. 1500 R99627

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 12 day of 10, 2004.

Jeremiah J. Geaney
Grantor(s) Jeremiah J. Geaney

Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

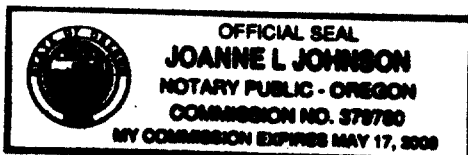
State of Oregon }
County of Klamath } ss

On October 12, 2004 before me, Joanne Johnson
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Jeremiah J. Geaney
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.



Joanne L. Johnson
SIGNATURE OF NOTARY

99947

MOUNTAIN TITLE COMPANY

Vol. 195 Page 12428

45494

05-12-95P03:01 CVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN D. O'CONNOR, HUSBAND AND WIFE, AND JAMES B. O'CONNOR AND RHONDA G. O'CONNOR, HUSBAND AND WIFE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEREMIAH J. GEANEY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: That portion of the N1/2 S1/2 of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Southern Pacific Railroad right of way and East of the centerline of the U.S.B.R. "C" Canal. ALSO that portion of the S21/4 SW1/4 of Section 28, Township 40 south Range 10 East of the Willamette Meridian, Klamath County, Oregon lying East of the centerline of the U.S.B.R. "C" Canal.

MOUNTAIN TITLE COMPANY

"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 or lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 112,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

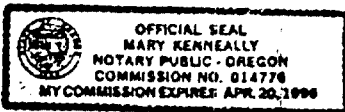
In Witness Whereof, the grantor has executed this instrument this 12th day of May, 1995. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
May 12, 1995

Personally appeared the above named
John D. O'Connor, Joanne O'Connor
James B. O'Connor and Rhonda G.
O'Connor

and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: *Mary Kenneally*
Notary Public for Oregon
My commission expires: 4/20/06



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
1995, by
president, and by
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

JAMES B. O'CONNOR, ET AL	
5537 Sturdivant	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
Jeremiah J. Geaney	
10580 Bussing Road	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
Jeremiah J. Geaney	
10580 Bussing Road	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
Jeremiah J. Geaney	
10580 Bussing Road	
Klamath Falls, OR 97603	

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was
received for record on the 12th
day of May, 1995,
at 3:04 o'clock P.M., and recorded
in Book M95 on page 12428 or as
filed number 99947
Record of Deeds of said county.
Witness my hand and seal of County
officer.

John D. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

John D. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

James B. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

Rhonda G. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

John D. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

James B. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

Rhonda G. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

John D. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

James B. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

Rhonda G. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

John D. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

James B. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

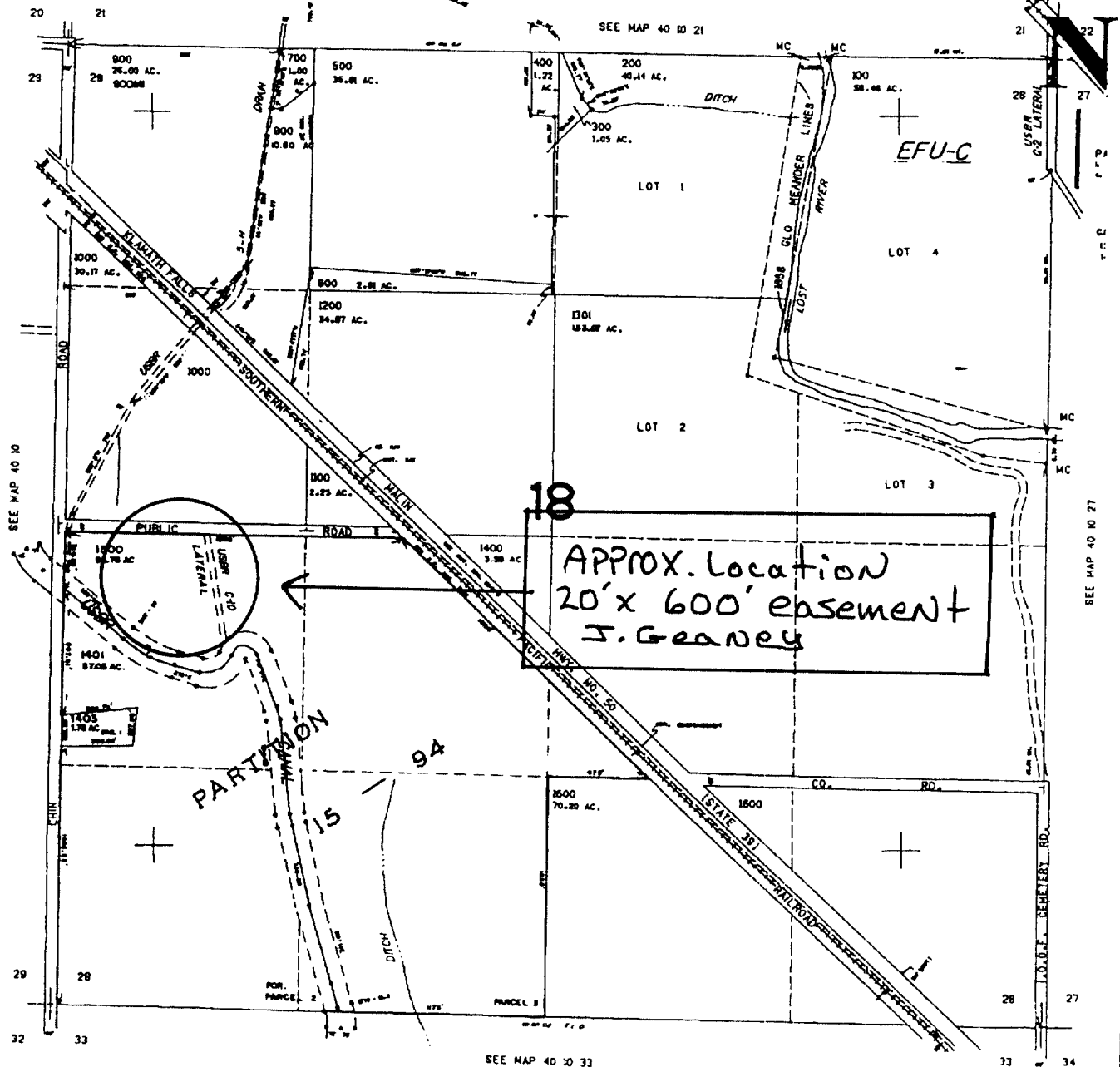
Rhonda G. O'Connor
Notary Public for Oregon
My commission expires: (SEAL)

45495

THIS MAP WAS PREPARED FOR
PROPERTY DESCRIPTION

SECTION 28 T.40S. R.10E. W.M.
 KLAMATH COUNTY

1"=400'



CC#: 11176

WO#: 02505099

NAME: J. Geaney

DRAWN BY: B. Olden

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:
 1" = 400'

SHEET OF
 1 1