

RECORDING REQUESTED BY:

GRANTOR: Roy Bowers
GRANTOR: Virginia Bowers

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 07/28/05 9:23 A m

Vol M05 Pg 58320-24

Linda Smith, County Clerk

Fee \$ 41.00 # of Pgs 5

RIGHT OF WAY EASEMENT

RECEIVED

BY: K. B. B.

UNDERGROUND RIGHT OF WAY EASEMENT**58321**

For value received, Roy Bowers and Virginia Bowers ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 10 feet in width and 710 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 NE of Section 09 Township 41S Range 12E of the Willamette Meridian and more specifically described in Volume M05 Page 09437 in the official records of Klamath County.

Assessor's Map No. R-4112-00900-00200-00

Tax Parcel No. 200

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 21 day of April, 2005.

Roy Bowers
(Grantor)

Virginia J. Bowers
(Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }

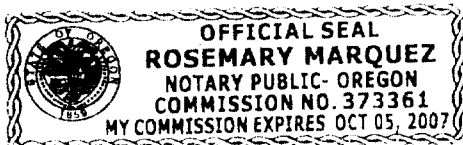
County of Klamath } ss

On April 21, 2005

before me, Rosemary Marquez
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Roy Bowers and Virginia J. Bowers
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.

Rosemary Marquez
SIGNATURE OF NOTARY

Property Description

Section: 09 Township: 41S (N or S), Range: 12E (E or W) Wm Meridian
County: Klamath State: OREGON
MAP 41 12 04
Parcel Number: 200

SEB

△

5

300
39.09 AC.

1288.07

200
32.77 AC.

100
7.23 AC.

9

10

NR

ER-U-C

—

 $10' R/w$

ROY AND VIRGINIA
BOWERS

155

376

10240

700

702

20.09 AC.

703

1378.42¹

63.21 AC.

20.11.82
POR
LP
3-98

TURKEY

WALN

POR
PARTITION
3-98

704

33.11 A.C.

16

1147.27'

04

3.11 AC.

PARTITION

12-99

This drawing

Landowner Name:

R. Bowers

Drawn by:

CB

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

100000 1'-400



58323
09438

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROY BOWERS

9540 TINGLEY LANE

KLAMATH FALLS, OR 97603

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

ROY BOWERS

9540 TINGLEY LANE

KLAMATH FALLS, OR 97603

Escrow No. MT67967-SM

STATUTORY WARRANTY DEED

BRIAN KNOWLES and DAWN KNOWLES, as tenants by the entirety, Grantor(s) hereby convey and warrant to ROY BOWERS and VIRGINIA J. BOWERS, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those liens of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$91,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE MONING 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 this 20 day of January, 2005

(X) [Signature]
BRIAN KNOWLES
(X) [Signature]
DAWN KNOWLES

STATE OF CALIFORNIA

COUNTY OF Tulare

On January 20, 2005, 2005 before me, Maria E. Morfin, personally appeared BRIAN KNOWLES and DAWN KNOWLES 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 executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]
Maria E. Morfin

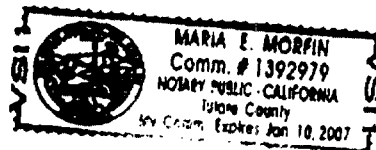


EXHIBIT A

TOTAL P.21

58324

EXHIBIT "A"
LEGAL DESCRIPTION

09439

PARCEL 1: The NE1/4 NE1/4, lying West of the Malin Irrigation District High Line Canal, in Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4112-00900-00200-000

Key No: 109288

PARCEL 2:

The NW1/4 NE1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land for road purposes 60 feet wide being 30 feet on either side of the described centerline as evidenced by document recorded March 18, 1943 in Volume 153, page 588, Deed Records of Klamath County, Oregon

TOGETHER WITH an easement 60 feet in width for access and utilities as created by Land Partition No. 79-96, said Land Partition 79-96 being situated in the NE1/4 and SE1/4 of Section 9 and in the NE1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; as delineated thereon and as delineated on the face of Land Partition 3-98 and as delineated on the face of Land Partition 12-99.

Tax Account No: 4112-00900-00300-000

Key No: 109279

EXHIBIT "B"