

05 AUG 4 PM 3:01

RECORDING REQUESTED BY:

GRANTOR: Charles Walton  
GRANTOR: Carlene Walton

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

Vol M05 Page 61132

State of Oregon, County of Klamath  
Recorded 08/04/05 9:01 A m

Vol M05 Pg 61132-36

Linda Smith, County Clerk

Fee \$ 41.00 # of Pgs 5

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## RIGHT OF WAY EASEMENT

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4/0

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Charles Walton and Carlene Walton ("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 465 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 attached hereto and by this reference made a part hereof:

Said property generally located in the SE of Section 22 Township 34S Range 7E of the Willamette Meridian and more specifically described in Volume M04 Page 77039 in the official records of Klamath County.

Assessor's Map No. 3407-02200-01800-000

Tax Parcel No.

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 26 day of April, 2005.

Charles Walton  
Charles Walton (Grantor)

Carlene Walton  
Carlene Walton (Grantor)

## INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of California }

County of Orange } ss }

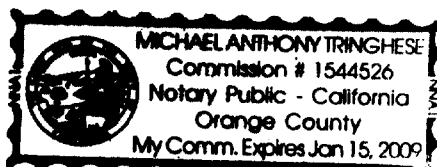
On 04/26/2005 before me, Michael A. Tringhese  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Carlene C. Walton, Charles W. Walton  
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

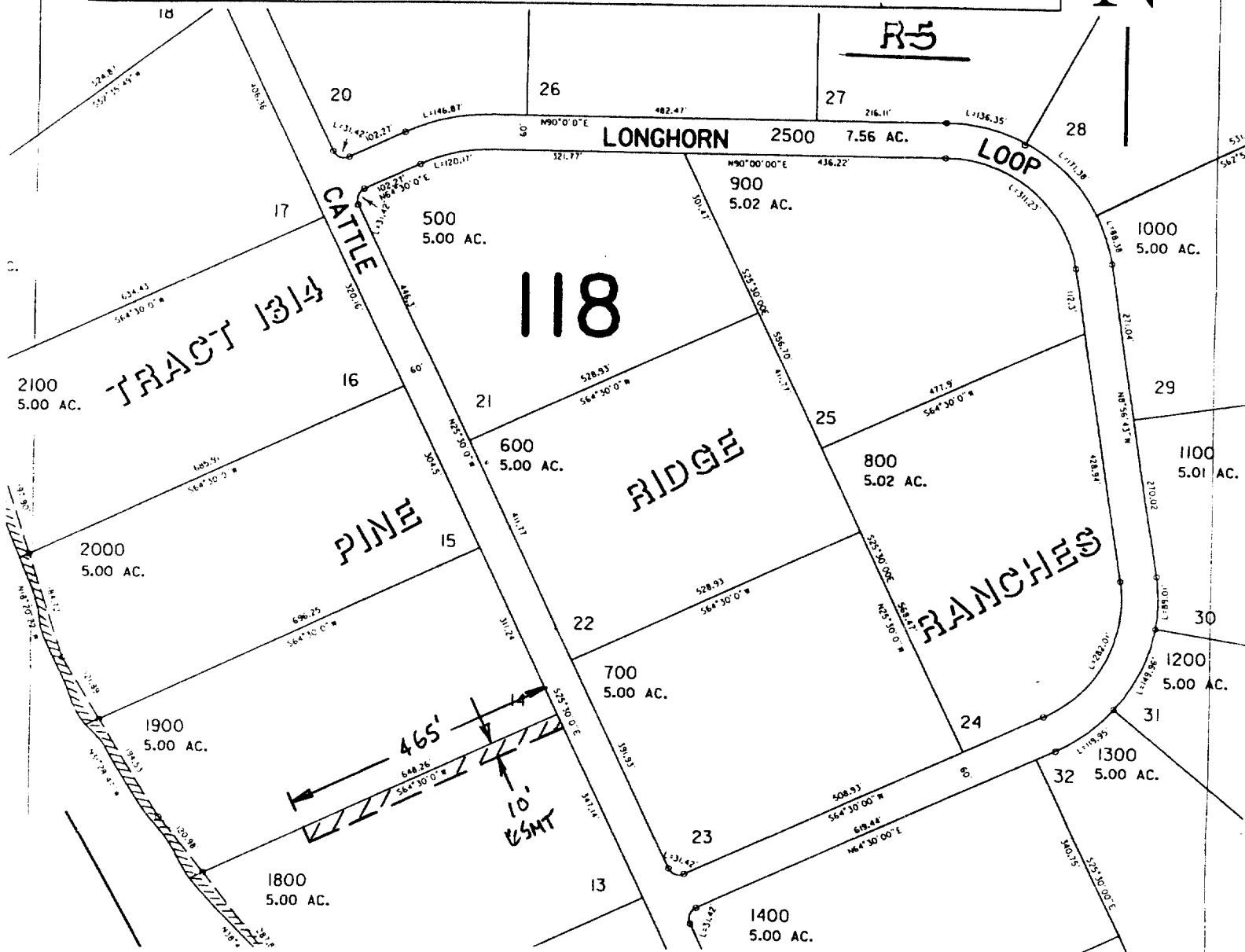
WITNESS my hand and official seal.

Michael A. Tringhese  
SIGNATURE OF NOTARY



**Property Description**

Section: 22 Township: 34S (N or S), Range: 7E (E or W) WILLAMETTE Meridian  
 County: KLAMATH State: OREGON  
 Parcel Number: 3407-02200-01800-000



CC#: 11176 WO#: 02597193

Landowner Name: CHARLES WALTONDrawn 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: NTS

Sheet 2 of 3

61135

# Property Description

**AmeriTitle**  
Part of the FELD-WENT Family

State of Oregon, County of Klamath  
Recorded 11/08/04 3:50 p.m.  
Vol M04 Pg 27039  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

After recording return to:  
The Walton Family Trust, dated August 3, 1982  
332 Lindo Ave  
Newport Beach, CA 92661

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

The Walton Family Trust, dated August 3, 1982  
332 Lindo Ave  
Newport Beach, CA 92661

Escrow No. MT67176-KR

MT67176-KR

## STATUTORY WARRANTY DEED

Jon Knapp and Carol Knapp, as tenants by the entirety, Grantor(s) hereby convey and warrant to Charles Walton and Carlene Walton, Trustees of The Walton Family Trust, dated August 3, 1982, 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:

Lot 13 of TRACT 1314 PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-022D0-01800-000

Key No: 883897

The above-described property is free of encumbrances except all those items 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 \$85,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE 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.

Dated this 4th day of November, 2004

[Signature]  
Jon Knapp

[Signature]  
Carol Knapp

CC#: 11176

WON: 02597193

NAME: WALTON

DRAWN BY: BARCIA

**EXHIBIT B**

**PacifiCorp**

SCALE:  
N.T.S.

SHEET 3 OF 3

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Orange

} ss.

On 04/26/2005

Date

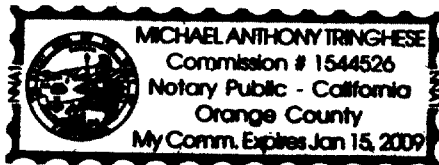
before me,

Michael A. Tringhese  
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Charles W. Walton, Carlene C Walton  
Name(s) of Signer(s)☐ personally known to me

☒ 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 of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Michael A. Tringhese  
Signature of Notary Public**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

 RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
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Signer Is Representing: \_\_\_\_\_

 RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here