

State Of Oregon, County Of Klamath

M05-62205

08/18/2005 09:09:54 AM

Of Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Teresa Erickson
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

✓ PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

36^w

RECEIVED
BY: AB 11:28

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

CC#: 11176 WO#: 02664182

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Teresa Erickson, ("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 275 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 of Section 21, Township 38S, Range 9E, of the Willamette Meridian and more specifically described in Volume M05, Page 44576-78 in the official records of Klamath County.

Assessor's Map No. 3908-02100-01100-000 Tax Parcel No. 491774

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 25th day of July, 2005.

Teresa Erickson
Grantor(s) Teresa Erickson

Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

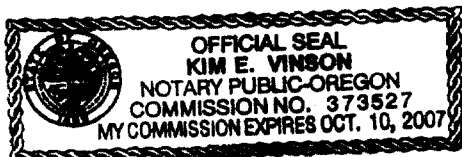
State of Oregon }
County of Klamath } ss

On July 25, 2005 before me, Kim E. Vinson - Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Teresa Erickson
Name(s) of Signer(s)

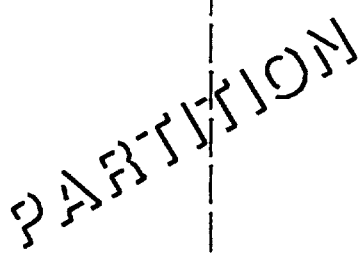
☐ personally known to me ~ OR ~ ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s)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



Kim E. Vinson
SIGNATURE OF NOTARY

PART'



SHEET 2 OF 3

15 JUN 14 PM 3:11



Vol. M05 Page 44576

State of Oregon, County of Klamath
Recorded 08/14/05 3:11 p.m.
Vol M05 Pg 44576
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 13

THIS SPACE RESER

Property Description

After recording return to:
Teresa Erickson
6727 Shasta Way
Klamath Falls, OR 97603

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

Teresa Erickson
6727 Shasta Way
Klamath Falls, OR 97603

Escrow No. MT68140-MS

STATUTORY WARRANTY DEED

Richard J. Rowe and Cynthia J. Rowe, as tenants by the entirety, Grantor(s) hereby convey and warrant to
Teresa Erickson, 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

SEE ALSO STATEMENT OF COMPLIANCE ATTACHED HERETO AND MADE A PART HEREOF

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 \$70,000.00.

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 6th day of August, 2005.

Richard J. Rowe

Cynthia J. Rowe

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/14, 2005 by Richard J. Rowe and Cynthia J. Rowe.

EXHIBIT "A"
LEGAL DESCRIPTION



(Notary Public for Oregon)

My commission expires 12/31/2006

Parcel 1 of Land Partition 10-04, said Land Partition being situated in the Southeast 1/4 of
Section 20, Southwest 1/4 of Section 21, West 1/2 of Section 28, and in Section 29,
Township 39 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for roadway as granted by instrument recorded
September 15, 1981 in Volume M81, page 16370, Microfilm Records of Klamath County,
Oregon.

AND TOGETHER WITH an easement for roadway and utility purposes as granted by
instrument recorded September 11, 1991 in Volume M91, page 18288, Microfilm Records
of Klamath County, Oregon.

Tax Account No: 3908-02100-01100-000
(Affects Other Property Also)

Key No: 491774

CC#: 11176

WO#: 02664182

NAME: TERESA ERICKSON

DRAWN BY: GARCIA

EXHIBIT B

PacifiCorp

SCALE: N.T.S.

SHEET 3 OF 3