

M05-64844

Klamath County, Oregon

09/22/2005 10:37:23 AM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Darrell Clites
GRANTOR: Linda J.D. Clites

GRANTEE: PACIFICORP

RETURN TO:

OC:
PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
AUG 22 2005
BY: RFC 0931

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Darrell D. Clites and Linda J.D. Clites ("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 550 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 NW 1/4 of Section 31 Township 37S Range 11E of the Willamette Meridian and more specifically described in Volume M04 Page 33139 in the official records of Klamath County.

Assessor's Map No. R-3711-031B0-00400-000

Tax Parcel No. R-400051

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 12TH day of AUGUST, 2005.

Darrell Clites
(Grantor) Darrell Clites

Linda J.D. Clites
(Grantor) Linda J.D. Clites

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

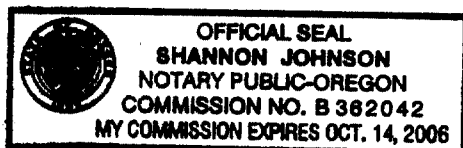
State of OREGON }

County of KLAMATH } ss }

On AUG 12 2005 before me, Shannon Johnson
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Darrell Clites and Linda Clites
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

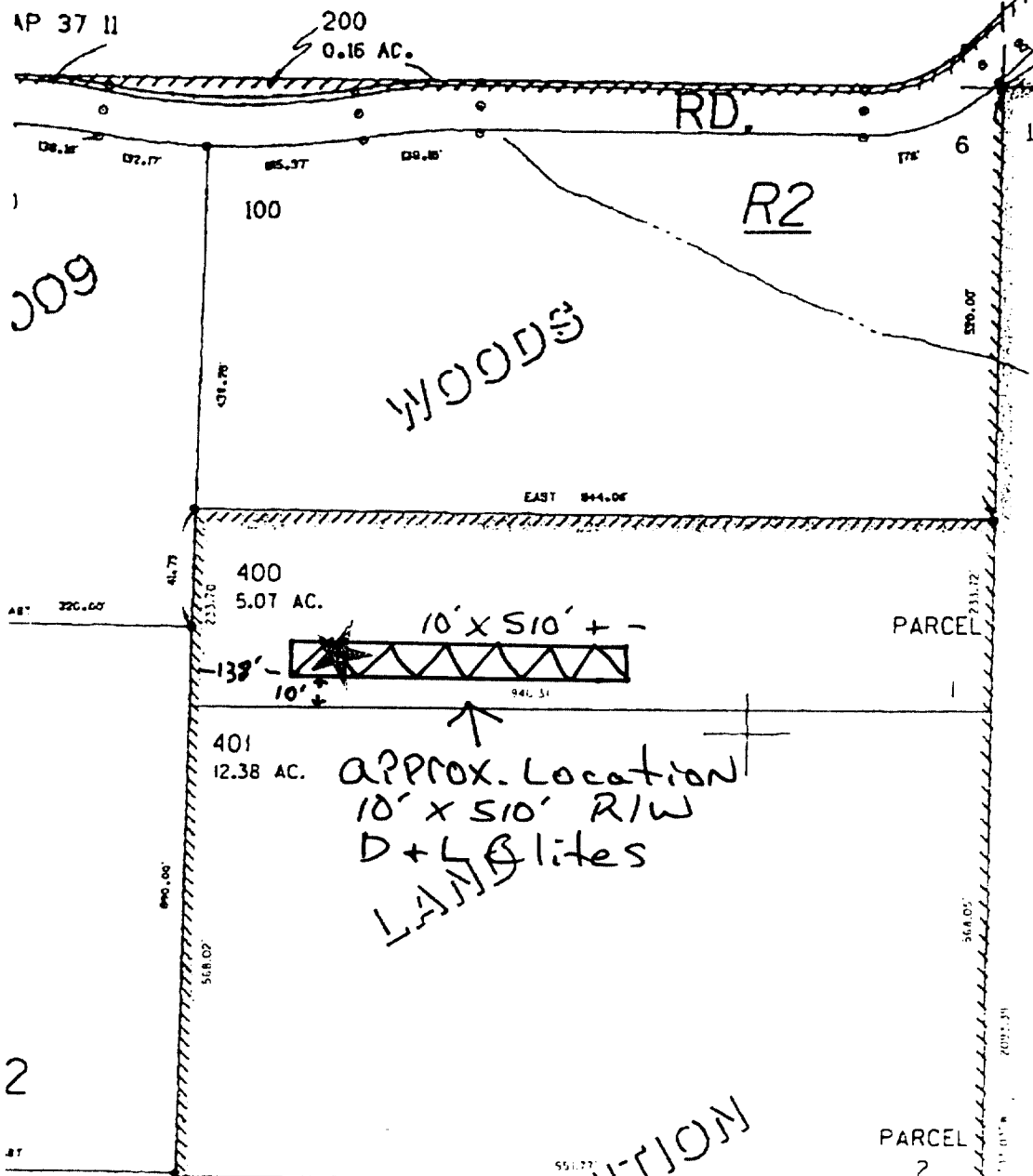


WITNESS my hand and official seal.

Shannon Johnson
SIGNATURE OF NOTARY

Property Description

NW 1/4
Section: 31 Township: 37S (N or S), Range: 11E (E or W) Willamette Meridian
County: Klamath State: OR
Parcel Number: 00400



CC#: 11176 WO#: 02667361

Lar. Owner Name: Clites

Drawn by: B. Alden

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.

1 MAY 25 PM 3:32



NTC - 68660K

Vol M04 Page 33139

41346

THIS SPACE RESERVED FOR RECORDER'S USE

Property Description

After recording return to:
DARRELL D. CLITES
29477 SW Latta Hill Rd.
Scrumed, OR 97146

State of Oregon, County of Klamath
 Recorded 05/25/2004 3:32 p.m.
 Vol M04 Pg 33139
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

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

DARRELL D. CLITES
29477 SW Latta Hill Rd.
Scrumed, OR 97146

Escrow No. MT62660-KR

STATUTORY WARRANTY DEED

BRUCE W. HAWKINS and SHAWNA L. HAWKINS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DARRELL D. CLITES and LINDA J. D. CLITES**, 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:

Lot 6, Block 2, Tract 1009 of **YONNA WOODS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 1 of Land Partition 43-03 filed March 12, 2004 in the office of the County Clerk being a replat of Lot 5, Block 2 of Tract No. 1009 - **YONNA WOODS** situated in the NW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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 \$62,880.00.

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 17th day of May, 2004.

Bruce W. Hawkins
BRUCE W. HAWKINS
Shawna L. Hawkins
SHAWNA L. HAWKINS

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on May 17, 2004 by **BRUCE W. HAWKINS and SHAWNA L. HAWKINS**.

CC#:

WO#:

NAME:

DRAWN BY:



(Notary Public for Oregon)

My commission expires 11/16/2007

PacifiCorp

SCALE:

SHEET OF

EXHIBIT B