

**M05-64845**

Klamath County, Oregon

09/22/2005 10:37:45 AM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR:Daren Krag  
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

OC:

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

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**RIGHT OF WAY EASEMENT**

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**RECEIVED**

BY: JB 15:24

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Daren Krag ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 8 feet in width and 370 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 SW of Section 14 Township 38S Range 9E of the Willamette Meridian and more specifically described in Volume M05 Page 40261 in the official records of Klamath County.

Assessor's Map No. 3809-01400-00700-000

Tax Parcel No. 700

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 15<sup>th</sup> day of July, 2005.

[Signature]  
(Grantor)

\_\_\_\_\_  
(Grantor)

## INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }  
County of Klamath } ss

On July 15, 2005 before me, Deborah Torrie

Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Daren William Krag  
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.

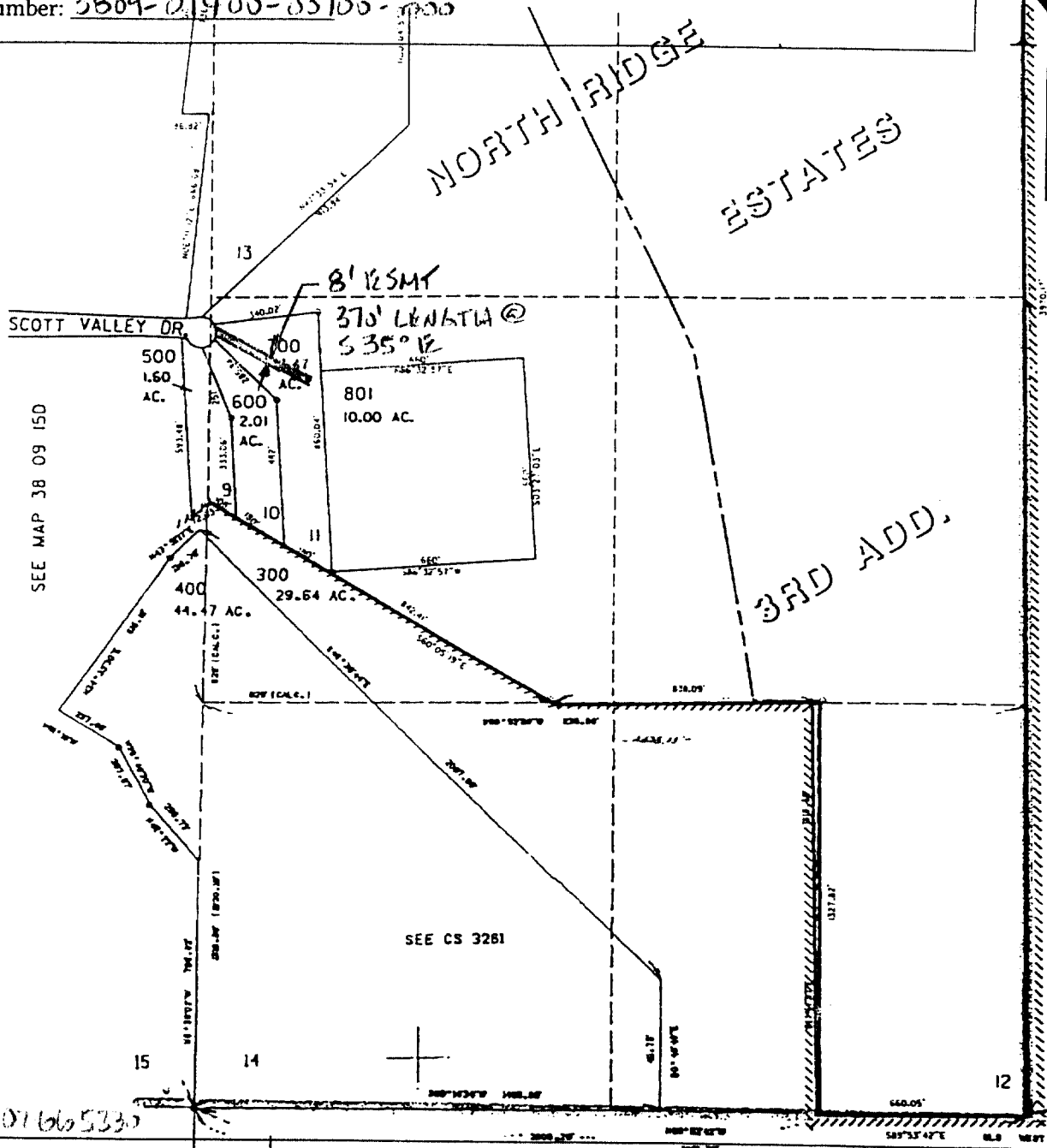
[Signature]  
SIGNATURE OF NOTARY

# Property Description

Section: 14 Township: 38S (N or S) Range: 9E (E or W) WILLAMETTE Meridian

County: KLAMATH State: OR

Parcel Number: 3809-01400-05700-000



CC#: 11176 WO#: 22 23

Landowner Name: DANIEL KRAVITZ

Drawn by: h. j. j.

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.

# Property Description

MT6- 08108-1

Vol. M05 Page 40261



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daren Krag  
5535 Leland Drive  
Klamath Falls, Oregon 97603

State of Oregon, County of Klamath  
Recorded 05/31/05 3:40 P.m.  
Vol M05 Pg 40261  
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:

Daren Krag  
5535 Leland Drive  
Klamath Falls, Oregon 97603

Escrow No. MT68928-KR

## STATUTORY WARRANTY DEED

Dana W. Knudsen and Bonnie J. Knudsen, as tenants by the entirety, Grantor(s) hereby convey and warrant to Daren Krag.

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 11, Tract 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-01400-00700-000

Key No: 888737

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 \$125,000.00.

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 12<sup>th</sup> day of MAY, 2005

Dana W. Knudsen

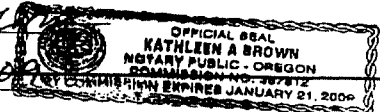
Bonnie J. Knudsen

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 12<sup>th</sup>, 2005 by Dana W. Knudsen and Bonnie J. Knudsen.

(Notary Public for Oregon)

My commission expires 1-21-09



CC#:

WO#:

NAME:

DRAWN BY:

**EXHIBIT B**

**PacifiCorp**

SCALE:

NTS

SHEET

OF

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