

M05-65919

Klamath County, Oregon

10/06/2005 10:23:24 AM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: George Rajnus
GRANTOR: Kathleen Rajnus

GRANTEE: PACIFICORP

RETURN TO:

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

RIGHT OF WAY EASEMENT

RECEIVED
AUG 23 2005

BY: *RTZ* 1310

36✓

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

CC#: 11176 WO#: 2616040

OVERHEAD RIGHT OF WAY EASEMENT

For value received, George A. Rajnus and Kathleen Rajnus, ("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 350 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 Section 1, Township 40S, Range 11E, of the Willamette Meridian and more specifically described in Volume M03, Page 06023 - 06024 in the official records of Klamath County.

Assessor's Map No. R-4011-00100-00400-000

Tax Parcel No. 00400

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 8/17/05 day of August, 2005.

George A. Rajnus
Grantor(s) George Rajnus

Kathleen Rajnus
Grantor(s) Kathleen Rajnus

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On August 17, 2005 before me, Cis McSorley
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared George A. Rajnus and Kathleen Rajnus
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

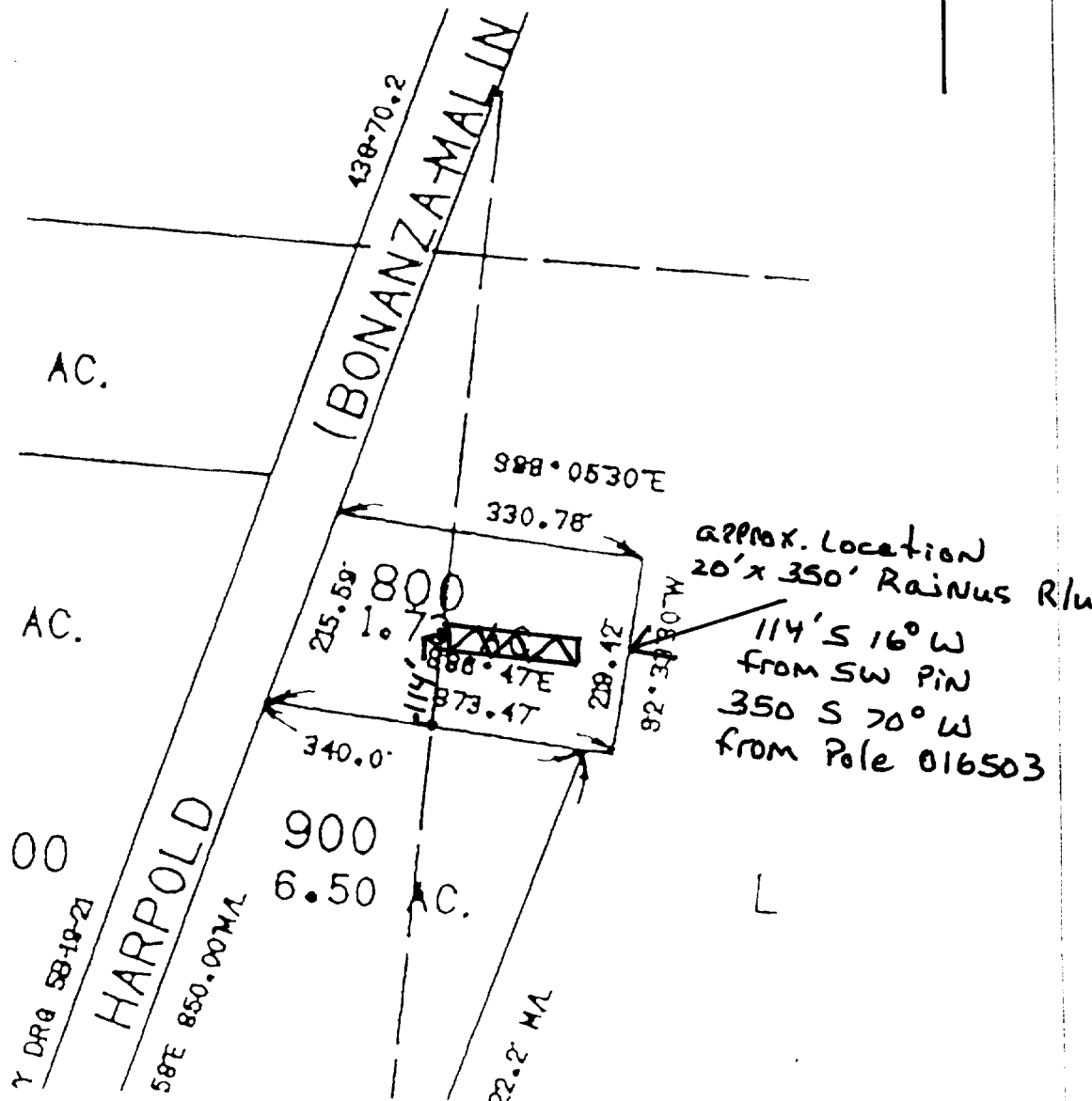
WITNESS my hand and official seal.



Cis McSorley
SIGNATURE OF NOTARY

Property Description

Section: 1 Township: 40 S (N or S), Range: 11 E (E or W) Willamette Meridian
 County: Klamath State: OR
 Parcel Number: R-4011-00100-00400-000



11176 WO# 02616040

Landowner Name: G. Rainus

Drawn by: Bin 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: NTS

Property Description

03 JAN 31 AM 10:58

George A. Rajnus and Kathleen Rajnus

Vol M03 Page 06023
STATE OF OREGON

Grantor's Name and Address
George Rajnus L.L.C.

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
George Rajnus, L.L.C.
35081 Schump Road
Klamath Falls, OR 97603

Until requested otherwise, send all the documents to (Name, Address, Zip):

George Rajnus, L.L.C.
35081 Schump Road
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 01/31/2003 10:58A.m.
Vol M03 Pg 6023-6024
By Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 2

MTL 1356-4653

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that George A. Rajnus and Kathleen Rajnus, as tenants by the entirety hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GREGG RAINUS L.L.C. hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land situated in Lot 15, of Section 1, Township 40 South, Range 11 East, W.M., being more fully described in Exhibit "A" attached hereto and made a part hereof.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on JANUARY 17, 2003, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.030.

George A. Rajnus
George A. Rajnus
Kathleen E. Rajnus
Kathleen Rajnus

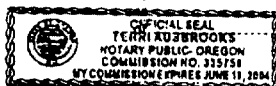
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 1-17-03

by George A. Rajnus and Kathleen Rajnus

This instrument was acknowledged before me on

by



Notary Public for Oregon
My commission expires 6-11-04

CC#: 11176

WO#: 02616040

NAME: G. Rajnus

DRAWN BY: B. Older

EXHIBIT B

PacifiCorp

SCALE:

NTS

SHEET

OF

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