

M05-65922

Klamath County, Oregon

10/06/2005 10:26:07 AM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: SHAYLEEN T. IDROGO
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

dc
PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
OCT 10 2005

BY: *UB* 15:11

36 ✓

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

CC#: 11176 WO#: 2660042

OVERHEAD RIGHT OF WAY EASEMENT

For value received, SHAYLEEN T. IDROGO, ("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 210 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 4, Township 34S, Range 7E, of the Willamette Meridian and more specifically described in Volume M05, Page 52367 in the official records of Klamath County.

Assessor's Map No. 3407-0400-1400-000 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 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 August, 2005.

Shayleen T. Idrogo
Grantor(s) SHAYLEEN T. IDROGO

Grantor(s)

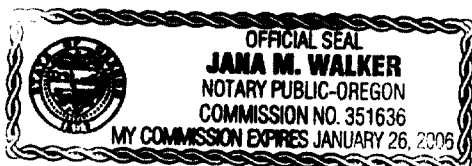
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On August 25, 2005 before me, Jana M Walker Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Shayleen T. Idrogo
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.

Jana M Walker
SIGNATURE OF NOTARY

Property Description

Section: 4 Township: 34S (N or S), Range: 7E (E or W) WILLAMETTE Meridian
County: KLAMATH State: OREGON
Parcel Number: 3407-0400-1400-000

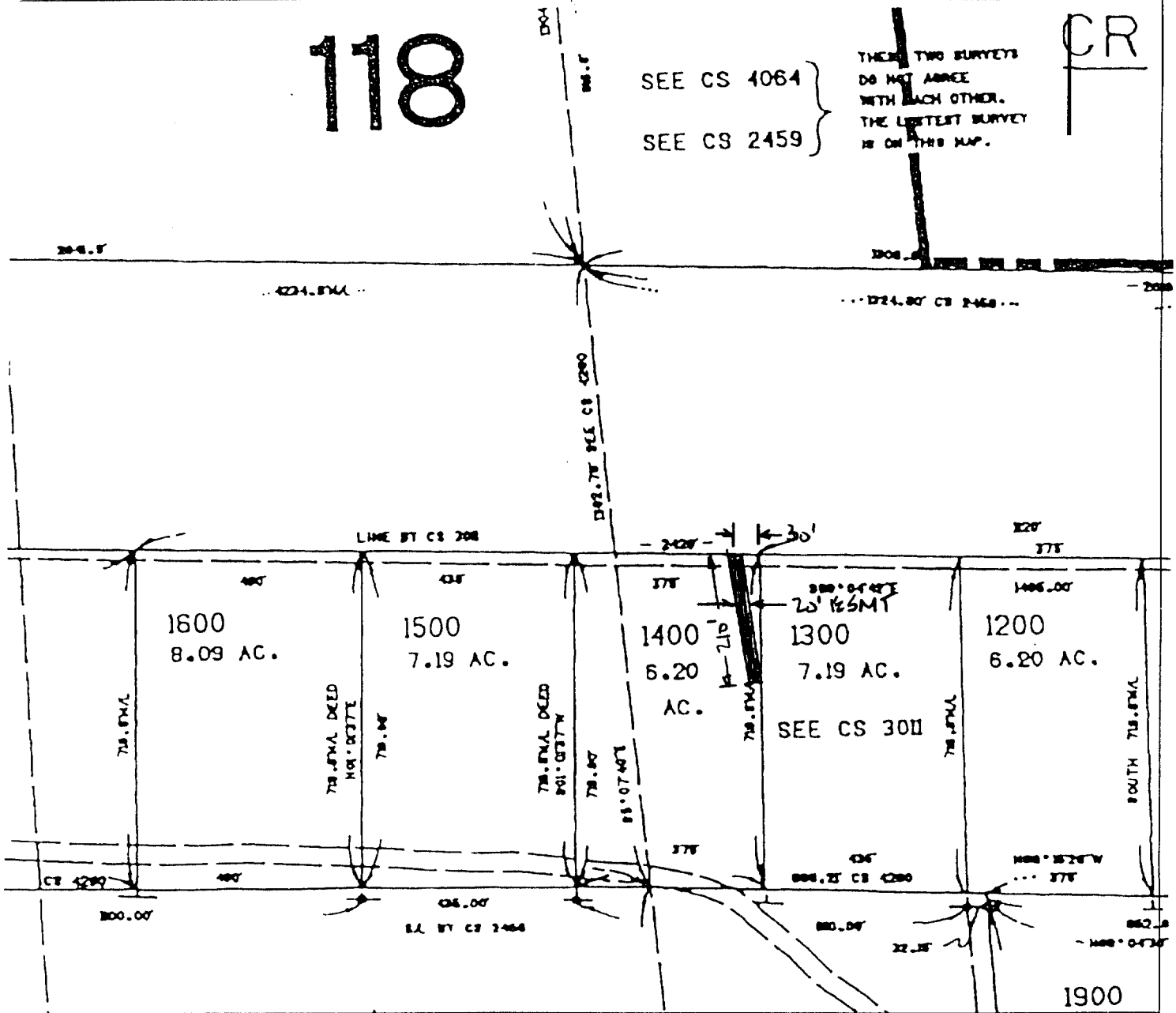


118

SEE CS 4064

SEE CS 2459

THESE TWO SURVEYS
DO NOT AGREE
WITH EACH OTHER.
THE LATEST SURVEY
IS ON THIS MAP.



LC#: 11176 WO#: 02660042

Landowner Name: SMALLMAN IDP2060

Drawn 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: N.T.S.

SHEET 2 of 3

Property Description

Page 35

After Recording Return to:

SHAYLEEN T. IDROGO

P.O. Box 811

Chiloquin, Or 97624

Until a change is requested all tax statements

shall be sent to the following address:

SHAYLEEN T. IDROGO

Same as above

Vol. M05 Page 52367

State of Oregon, County of Klamath

Recorded 07/08/06 3:28 PM

Vol M05 Pg 52367

Linda Smith County Clerk

Fee \$ 76.25 # of Pgs 2

WARRANTY DEED (INDIVIDUAL)

HARVEY D. HOWARD AND MARTHA J. HOWARD, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE HOWARD LIVING TRUST, DATED APRIL 2, 1992, herein called grantor, convey(s) to SHAYLEEN T. IDROGO, herein called Grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and encumbrances of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$40,000.00.
(Here comply with the requirements of ORS 93.290)

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 July 6, 2005.

THE HOWARD LIVING TRUST DATED APRIL 2, 1992

Harvey D. Howard
HARVEY D. HOWARD, TRUSTEE

Martina J. Howard
MARTHA J. HOWARD, TRUSTEE

Cal. Form 500-0105-0
STATE OF OREGON, County of (Klamath) ss.

On July 7, 2005 personally appeared the above named HARVEY D. HOWARD TRUSTEE and MARTHA J. HOWARD TRUSTEES OF THE HOWARD LIVING TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

52368

Exhibit A

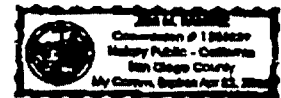
Before me: *Jerry M. Ramirez*
Notary Public for Oregon California
My commission expires: 4-23-06

Official Seal

That portion of the N 1/2 of the S 1/2 of Section 4, Township 34, South, Range 7 East of the Willamette Meridian, lying Westerly of the center thread of Spring Creek, Klamath County, Oregon, described as follows:

Beginning at a point in the South line of the N 1/2 of the S 1/2 of said Section 4, 1555 feet West of the Southwest corner of Lot 1, Block 5 (Intersect) which point is the Southwest corner thereof thence North 719.8 feet, more or less, parallel with the West line of said Section 4, which point is the Northwest corner thereof thence East 375 feet parallel to the North line of the N 1/2 of the S 1/2 of said Section 4, which point is the Northeast corner thereof thence South 719.8 feet, more or less, parallel to the West line of said Section 4 which point is the Southeast corner thereof thence West along the South line of the N 1/2 of the S 1/2 of said Section 4, 375 feet to the point of beginning.

CODE 138 MAP 3407-04400 TL 01400 KEY# 189281



CC#: 11176

WO#: 02660042

NAME: SHAYLEEN IDROGO

DRAWN BY: GARCIA

EXHIBIT B

PacifiCorp

SCALE:
N.T.S.

SHEET 3 OF 3