

M05-67159

Klamath County, Oregon

10/21/2005 03:22:43 PM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Thomas D. Decker

GRANTOR: Janice K. Decker

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED

BY: UB 10:33

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Thomas D. Decker and Janice K. Decker ("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 260 feet in length, for the construction, reconstruction, operation, maintenance, repair, replacement, 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 SE 1/4 of SE 1/4 of Section 29 Township 37S Range 9E of the Willamette Meridian and more specifically described in Volume M01 Page 32153 in the official records of Klamath County.

Assessor's Map No. R-3709-02900-01900-000

Tax Parcel No. 01900

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 30 day of September, 2005.

Thomas D. Decker
(Grantor) Thomas D. Decker

Janice K. Decker
(Grantor) Janice K. Decker

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

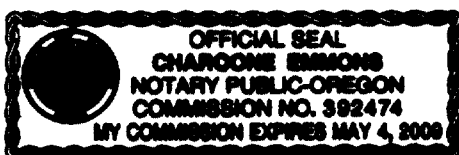
State of Oregon }
County of Klamath } ss

On September 30, 2005 before me, Charoene Emmons, Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Thomas D. Decker and Janice K. Decker
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.



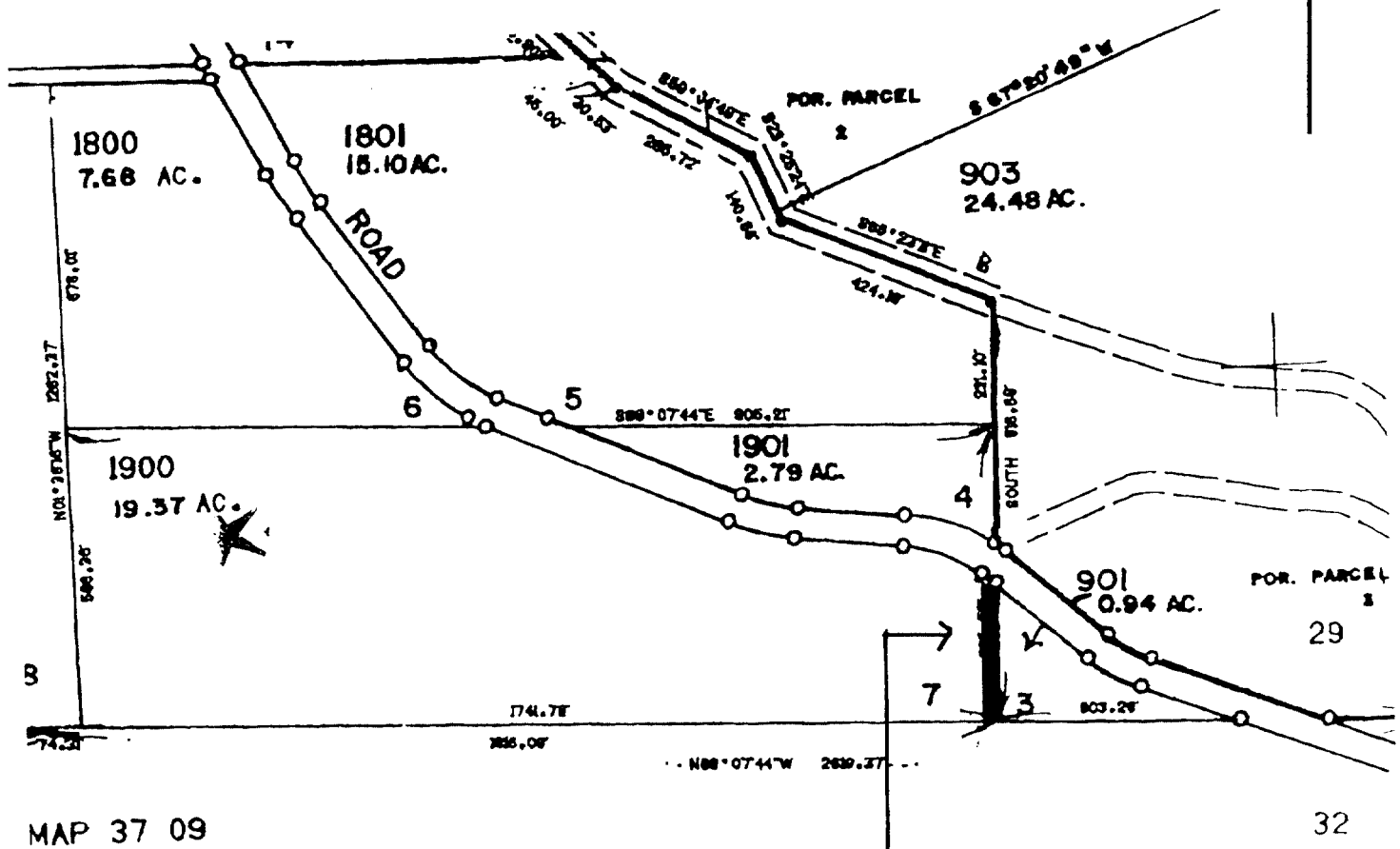
Charoene Emmons
SIGNATURE OF NOTARY

Property Description

Section: 29 Township: 37 S (N or S), Range: 9 E (E or W) Willamette Meridian

County: Klamath State: OR

Parcel Number: 01900



approx. Location
10' x 250'
Decker R/W

CC# 11176 WO#: 02718876
Landowner Name: T + J Decker
Drawn by: Bill 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: M.T.S.

01 JUL 2 PM3:13

Property Description

MTL 53813 -ms
WARRANTY DEED

Vol M01 Page 32153

JOSEPH G. JORDAN and JACQUELINE L. JORDAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
THOMAS D. DECKER and JANICE K. DECKER, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

LOT 7 OF TRACT 1310- PLUM VALLEY II, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF Klamath County,
OREGON.

3703-02900-01900-000 598507
3703-02900-01900-000 379578
M-98-147 883285

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any;
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 9830 Simpson Canyon Road, Klamath Falls, OR 97601

Dated this 2nd day of July, 2001

Joseph G. Jordan
JOSEPH G. JORDAN
Jacqueline L. Jordan
JACQUELINE L. JORDAN

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 2, 2001 by
JOSEPH G. JORDAN AND JACQUELINE L. JORDAN.

Margaret A. Smith
(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT53813-MS

Return to:
THOMAS D. DECKER
9830 Simpson Canyon Road
Klamath Falls, OR 97601



State of Oregon, County of Klamath
Recorded 07/02/01 at 3:13 p.m.
In Vol M01 Page 32153
Linda Smith
County Clerk Fee \$ 21.00

CC#: 11176

WO#: 02718876

NAME: T+J Decker

DRAWN BY: Bill Olden

EXHIBIT B

PacifiCorp

SCALE:	SHEET	OF
NTS	2	2