

M05-71143

Klamath County, Oregon

12/15/2005 09:56:34 AM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR:ROBERT M. DOUGLAS

GRANTOR:LISA M. DOUGLAS

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER

1950 MALLARD LANE

KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED

BY: *R72* 1306

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Robert M. Douglas & Lisa M. Douglas ("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 20 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 SE 1/4 of Section 6 Township 39 S Range 10 E of the Willamette Meridian and more specifically described in Volume M05 Page 08182 in the official records of Klamath County.

Assessor's Map No. R-3910-006D0-03300-000

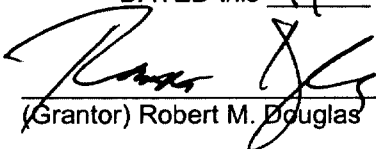
Tax Parcel No. 03300

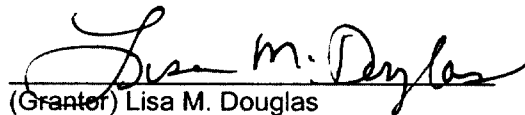
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way clear of all brush, 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 17 day of November, 2005.


(Grantor) Robert M. Douglas


(Grantor) Lisa M. Douglas

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon
County of Klamath

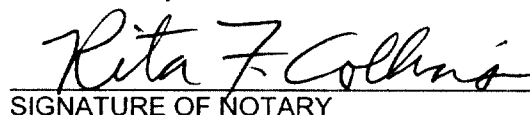
}
}
} ss
}

On November 17, 2005 before me, Rita F. Collins
Name, Title or Officer (eg Jane Doe, Notary Public)
personally appeared Robert M. Douglas and Lisa M. Douglas
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

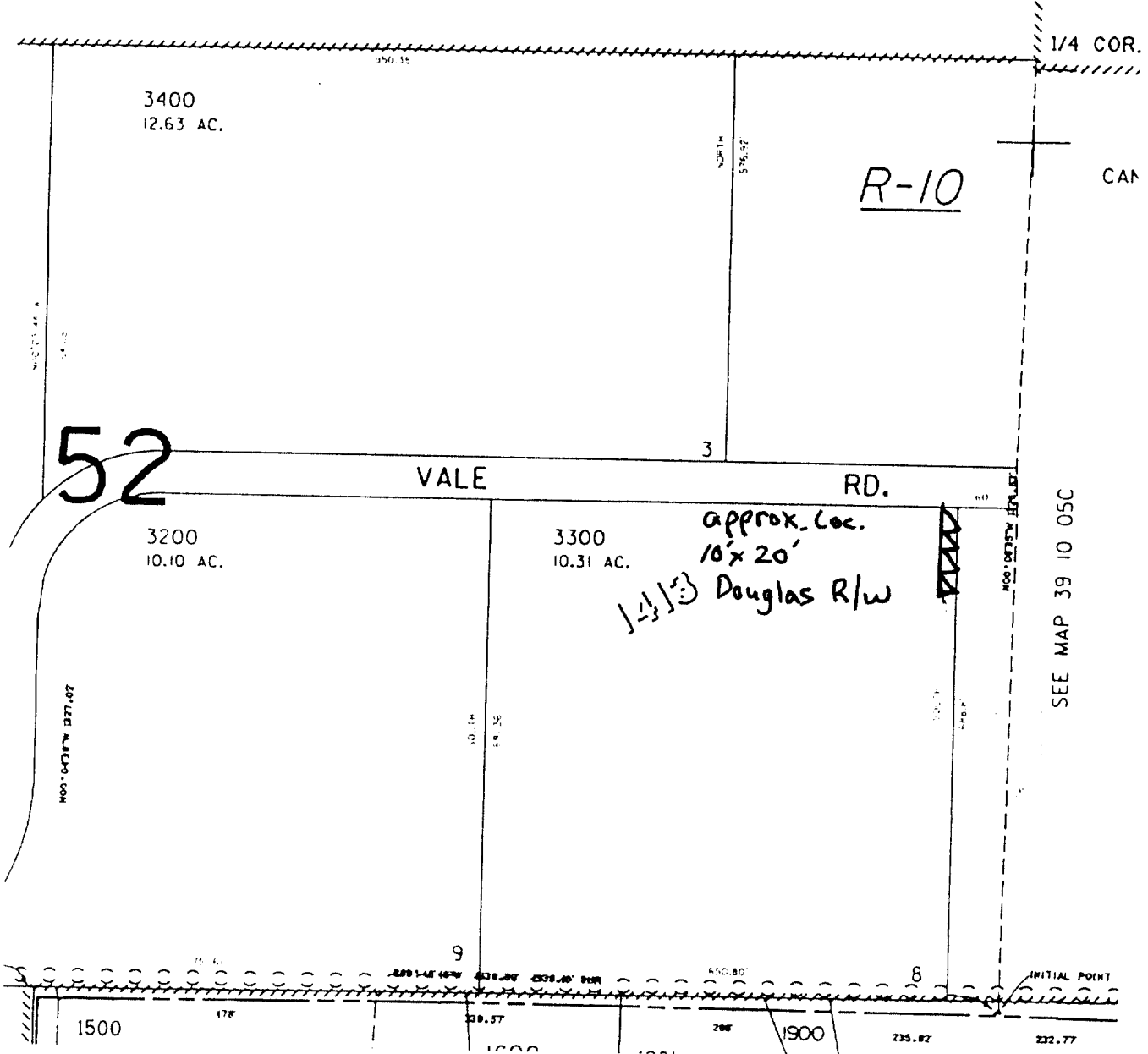
WITNESS my hand and official seal.




SIGNATURE OF NOTARY

Property Description

Section: SE 1/4 6 Township: 39 (N or S), Range: 10 E. (E or W) Willamette Meridian
County: Klamath State: OR
Parcel Number: R-3910-00600-03300-000



11176 WO#: 2735126

Landowner Name: R. & L. Douglas

Drawn by: Bim Orde

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

Vol M05 Page 08182



After recording return to:
Robert M. Douglas and Lisa M.
Douglas

3812 Aurora
K. FIELDS, DR. 971663

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

Robert M. Douglas and Lisa M.
Douglas

SAME

File No.: 7021-507787 (SAC)
Date: January 12, 2005

THIS IS - State of Oregon, County of Klamath
Recorded 02/04/05 11:33 a m
Vol M05 Pg 08182-83
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Robert A. Stewart and Marilyn J. Stewart, as tenants by the entirety, Grantor, conveys and warrants to Robert M. Douglas and Lisa M. Douglas as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8 of TRACT 1413, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is \$"The true consideration for this conveyance is pursuant to an IRC 1031 deferred exchange on behalf of Grantee." (Here comply with requirements of ORS 93.030)

Page 1 of 2

CC#: 11176

WO#: 002735126

NAME: R + L Douglas

DRAWN BY: Binsolde

EXHIBIT B

PacifiCorp

SCALE:

NTS

SHEET

2

OF

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