

RECORDING REQUESTED BY:

GRANTOR: Theodore A. Keller  
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

**M06-00652**

Klamath County, Oregon

01/12/2006 01:07:00 PM

Pages 4 Fee: \$36.00

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**RIGHT OF WAY EASEMENT**

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UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Theodore A. Keller ("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 310 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 attached hereto and by this reference made a part hereof:

Said property generally located in the SW 1/2 of SW 1/4 of Section 13 Township 35S Range 9E of the Willamette Meridian and more specifically described in Volume M05 Page 46790 in the official records of Klamath County.

Assessor's Map No. R-3509-013CA-00800-000

Tax Parcel No. 00800

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<sup>th</sup> day of January, 2006.

Theodore A. Keller  
Theodore A. Keller (Grantor)

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

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of California }

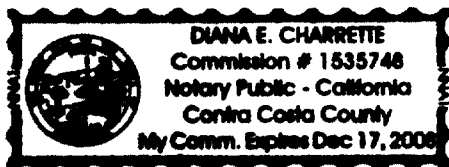
County of Contra Costa } ss }

On January 3, 2006 before me, Diana E. Charrette, Notary Public  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Theodore A. Keller  
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.



Diana E. Charrette  
SIGNATURE OF NOTARY



# Property Description

05 JUN 2005 10:53

FORM NO. 721 - QUITCLAIM DEED (Individual or Corporate)

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Coventry Holding Company

Vol. M05 Page 46790

Theodore A. Keller

Theodore A. Keller  
5365 Cerro Sur  
Richland, CA 94803

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Richland, CA 94803

State of Oregon, County of Klamath xcd  
Recorded 06/22/05 11:57 a.m.  
Vol M05 Pg 46790  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1 :puty

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Coventry Holding Company

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Theodore A. Keller hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1, Block 4, SADDLE MOUNTAIN ESTATES, TRACT NO. 1055, in the County of Klamath, State of Oregon.

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 use of 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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See OHS 93(1)(3))

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 June 17, 2005 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 93.030.

Theodore A. Keller  
Theodore A. Keller

Linda E. Keller

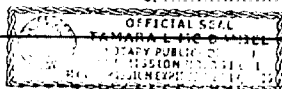
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 17, 2005 by Theodore A. Keller & Linda E. Keller

This instrument was acknowledged before me on

by

of



Linda E. Keller  
Notary Public for Oregon  
My commission expires 12/31/06

CC#: 11176

WO#:

NAME: T.A. Keller

DRAWN BY: B. Olden

**EXHIBIT B**

**PacifiCorp**

SCALE:  
NTS

SHEET  
2

OF  
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