

RECORDING REQUESTED BY:

GRANTOR: Jon B. Hall  
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:  
Returned @ Counter

Rt. PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

**M06-02197**

Klamath County, Oregon

02/03/2006 12:41:59 PM

Pages 4 Fee: \$36.00

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## RIGHT OF WAY EASEMENT

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36✓

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, JON B. HALL ("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 15 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 SE 1/4 of NW 1/4 of Section 17 Township 39 S Range 10 E of the Willamette Meridian and more specifically described in Volume M96 Page 11756 in the official records of Klamath County.

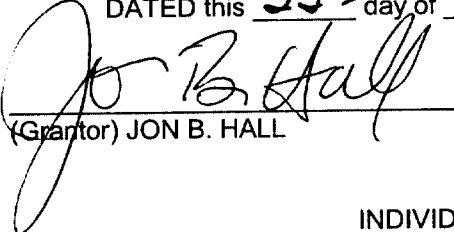
Assessor's Map No. R-3910-01700-01402-000 Tax Parcel No. 1402

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 25<sup>th</sup> day of October, 2005.

  
(Grantor) JON B. HALL

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

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon

County of Klamath

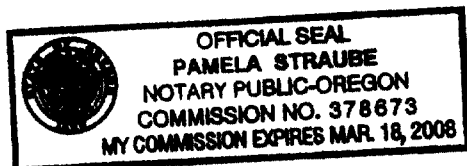
On 10/25/05

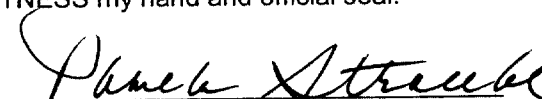
before me, Pamela Straube  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Jon B. Hall  
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

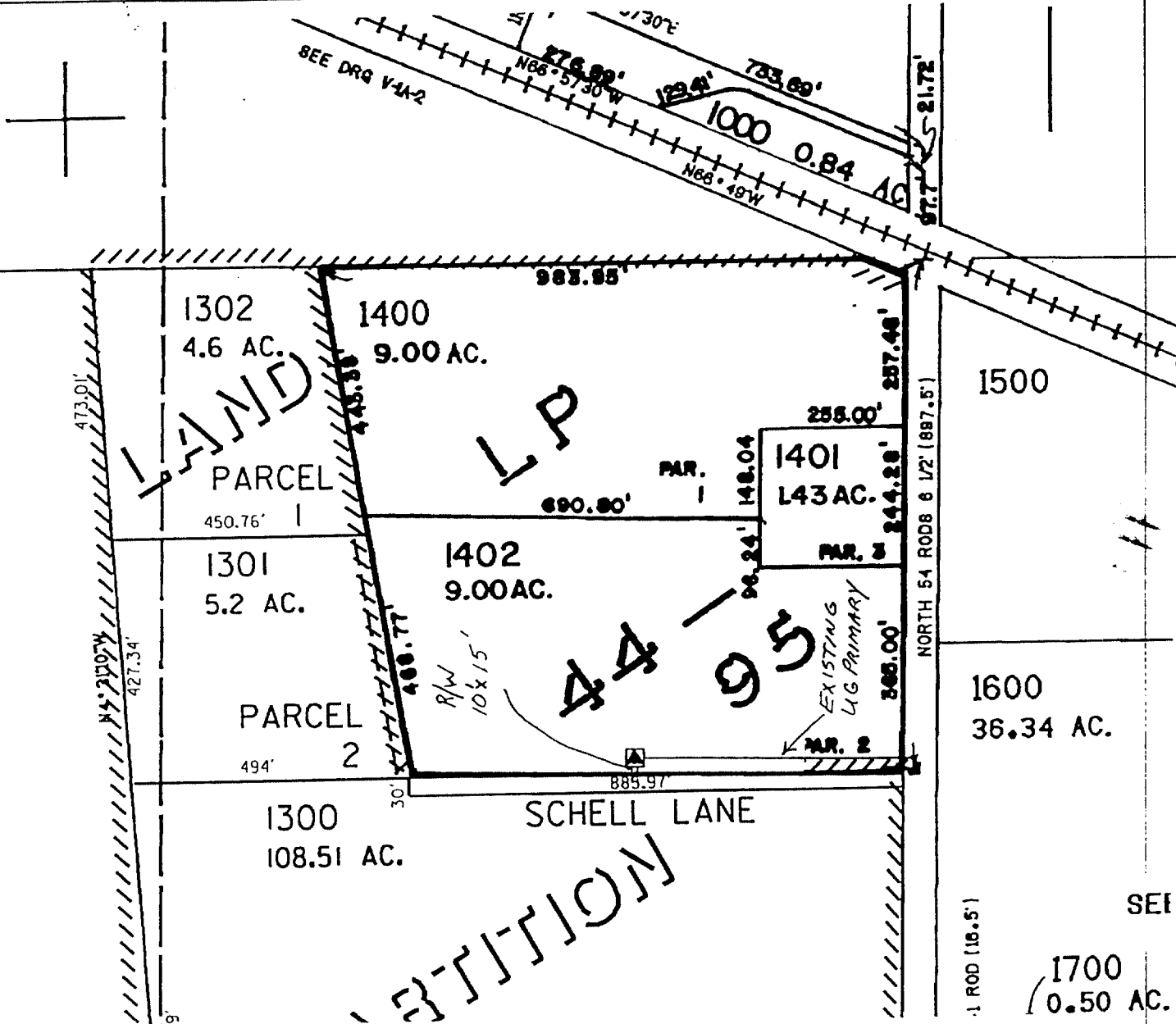
WITNESS my hand and official seal.



  
SIGNATURE OF NOTARY

# Property Description

Section: 17 Township: 39 (N or S) Range: 10 (E or W) W Meridian  
 County: Klamath State: OR  
 Parcel Number: 1402



#: WO#: 2628463  
 Landowner Name: JON B. HALL  
 Drawn by: DM

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:

17053

MTG 3791DS

QUITCLAIM DEED

Vol. 1796 Page 11756

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES D. DIXON

hereinafter called grantor.

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto  
JON B. HALL

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 thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 44-95 situated in the SE1/4 NW1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

This true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,916.47

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ <sup>indicated</sup> (indicate which). (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 this 24th day of April, 1996, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto 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 30.821.

Charles D. Dixon  
CHARLES D. DIXON

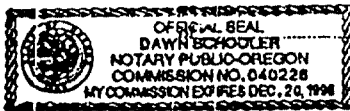
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 24th, 1996.

by CHARLES D. DIXON

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_.

by \_\_\_\_\_



Dawn Schoeder

My commission expires 12/20/98 Notary Public for Oregon

CHARLES D. DIXON  
5180 Reader Road  
Klamath Falls, OR 97603

Grantor's Name and Address

Grantee's Name and Address

JON B. HALL  
73816 S. 6th  
Klamath Falls, OR 97603

Grantor's Name and Address

JON HALL  
73816 S. 6th  
Klamath Falls, OR 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 25th day of APRIL, 1996, at 11:30 o'clock A.M., and recorded in book 1796/volume No. 11756 on page 11756 and/or as fee/llie/instrument/microfilm/reception No. 17053. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Barnatha G. Letch, County Clerk

By \_\_\_\_\_ Deputy

Fee \$30.00

EXHIBIT "B"