

RECORDING REQUESTED BY:

GRANTOR: Walter P. Hammerich

GRANTOR: Nancy L. Hammerich

GRANTEE: PACIFICORP

RETURN TO:

o/c

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

**M06-04827**

Klamath County, Oregon

03/17/2006 12:01:05 PM

Pages 4 Fee: \$36.00

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## RIGHT OF WAY EASEMENT

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**RECEIVED**  
FEB 10 2006

BY: OW

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

CC#: 11176 WO#: 02765208

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Walter P. and Nancy L. Hammerich, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 60 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 and B attached hereto and by this reference made a part hereof:

Said property generally located in the NW 1/4 of the SW 1/4 of Section 8, Township 39S, Range 11E, of the Willamette Meridian and more specifically described in Volume MO2, Page 66037 in the official records of Klamath County.

Assessor's Map No. 3911-00400-000

Tax Parcel No. 00400

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 9<sup>th</sup> day of February 2006.

Walter P. Hammerich  
Grantor(s) Walter P. Hammerich

Nancy L. Hammerich  
Grantor(s) Nancy L. Hammerich

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }  
County of Klamath } ss

On February 9, 2006 before me, Danise Brakeman, Notary Public  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Walter P. Hammerich and Nancy L. Hammerich  
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.

Danise Brakeman  
SIGNATURE OF NOTARY

# Property Description

NW 1/4 SE 1/4  
Section: 8 Township: 39S (N or S) Range: 11E (E or W) Willamette Meridian  
County: Kla 600 108.16 AC. State: OR  
Parcel Number: 3911-00800-00400-000

56

400

PL 13 02

800

RD.

approx. Location  
10' x 50'  
Hammerich R/W

170° 00' 00"

1077

8



# 11176 WO# 002765208

Landowner Name: W. P. Hammerich

Drawn by: Birchler

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



Return to:  
WALTER P. HAMMERICH  
3111 N.W. 22nd  
Buckhead, GA 30329  
Until a change is requested all  
tax statements shall be sent to  
the following address:  
WALTER P. HAMMERICH  
3111 N.W. 22nd  
Buckhead, GA 30329  
Recrow No. HT39928-1A  
Title No.

MTL 99008-L

THIS SPACE RESERVED FOR READER'S USE

Vol M02 Page 66037

State of Oregon, County of Klamath  
Recorded 11/14/2002 11:02 a.m.  
Vol M02, Pg 66037-37  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

'02 NOV 14 AM 11:02

## WARRANTY DEED

STEVEN CASEBER and ALICE CASEBER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WALTER P. HAMMERICH and MARGI L. HAMMERICH, as tenants by the entirety  
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:

PLEASE SEE ATTACHED EXHIBIT A\*

3911-00000-00000-000 602940  
M072019 M-216686

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:  
"TOGETHER WITH A 1992 REMOLD MOBILE HOME, PLATS 6216686, VIN 811016969,  
WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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  
whosoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 45,000.00.

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.

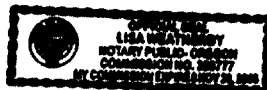
Dated this 14 day of November, 2002.

Steven Caseber  
STEVEN CASEBER  
Alice Caseber  
ALICE CASEBER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 14, 2002 by  
STEVEN CASEBER AND ALICE CASEBER.

Lisa Weatherly  
(Notary Public for Oregon)  
My commission expires 11/20/2003



CC#: 11176

WO#: 002265208

NAME: W.P. Hammerich

DRAWN BY: Bill Olden

**EXHIBIT B**

**PacifiCorp**

SCALE:  
NTS

SHEET OF  
2 2