

M06-04828

Klamath County, Oregon

03/17/2006 12:01:26 PM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR:JOHN FARON SNELL

GRANTOR:DONNA ANN SNELL

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

d/c

RIGHT OF WAY EASEMENT

36✓

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, John Faron Snell ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 8 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 and B attached hereto and by this reference made a part hereof:

Said property generally located in the SE 1/4 of the SW 1/4 of Section 11 Township 39th Range 9E of the Willamette Meridian and more specifically described in Volume M-86 Page 5046 in the official records of Klamath County.

Assessor's Map No. R-3909-011CD-05700-000

Tax Parcel No. 5700

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 15 day of Dec., 2005.

John Faron Snell
(Grantor) JOHN FARON SNELL

Donna A Snell
(Grantor) DONNA ANN SNELL

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon

County of Klamath

On December 15, 2005

before me,

Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared John Faron Snell + Donna A. Snell
Name(s) of Signer(s)

☐ personally known to me

~ OR ~ ☒

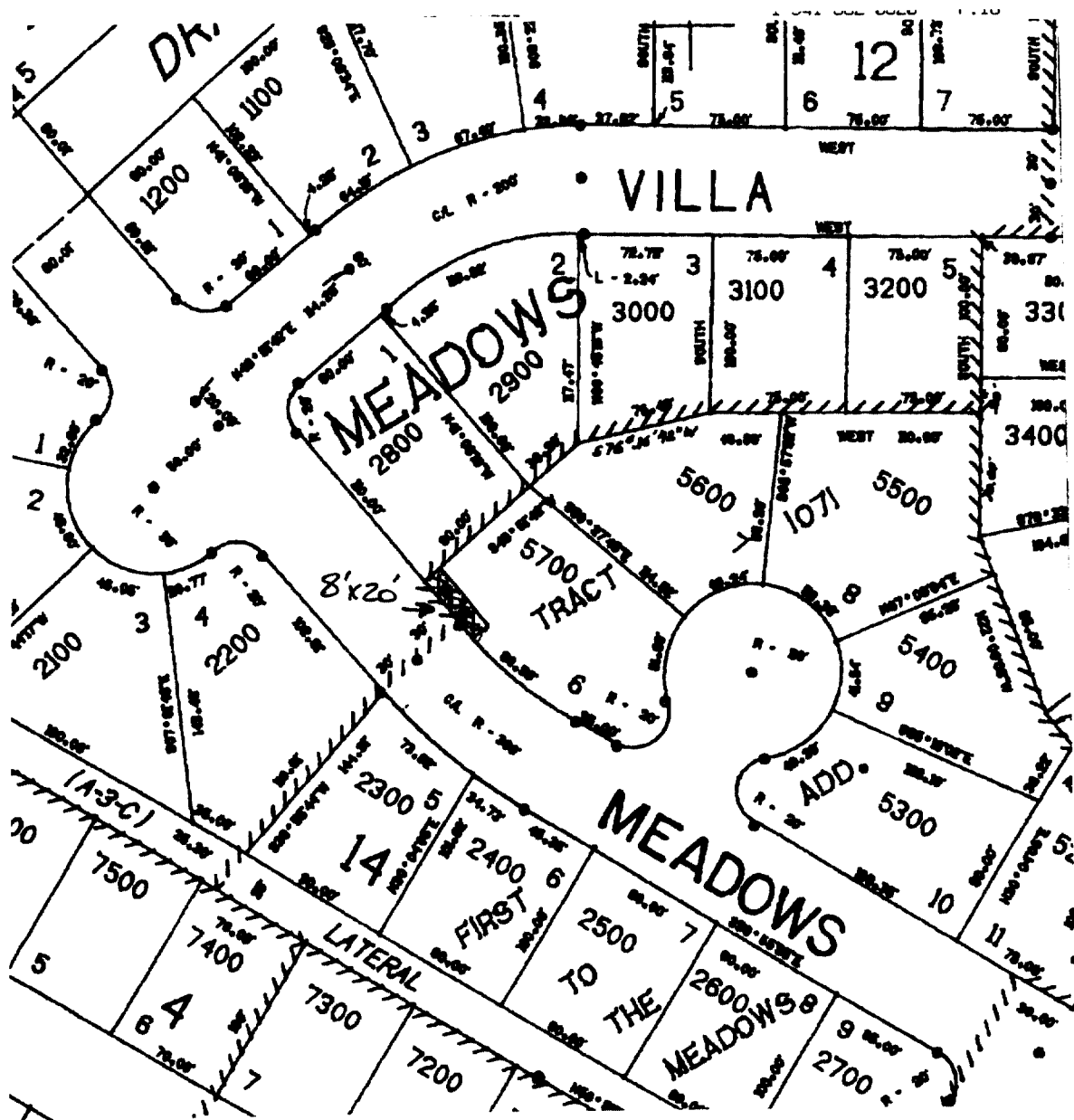
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed this instrument

WITNESS my hand and official seal.



Rita F. Collins
SIGNATURE OF NOTARY

Section: 11 Township: 39S (N or S), Range: 9E (E or W) WILLAMETTE Meridian
County: KLAMATH State: OREGON
Parcel Number: 5700



Drawn by: **CTB**

SCALE: **NTS**

FORM No. 613—WARRANTY DEED (Individual or Corporate)

K-38489

WARRANTY DEED

Vol. 1880 Page. 5046

59613

KNOW ALL MEN BY THESE PRESENTS, That Randy P. Sager and Patricia L. Sager

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Faron Snell and Donna A. Snell, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 in Block 13 of First Addition to the Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT A

EXHIBIT "B"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances those of record and those apparent on the land

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of March, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, 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.

STATE OF OREGON,

County of Klamath
March 20, 1986

Personally appeared the above named

Randy P. Sager and Patricia L. Sager

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/27/87STATE OF OREGON, County of Klamath) ss.

Personally appeared Randy P. Sager and Patricia L. Sager, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Randy and Patricia L. Sager

GRANTOR'S NAME AND ADDRESS

John Faron Snell and Donna Snell

GRANTEE'S NAME AND ADDRESS

After recording return to:

John Faron Snell and Donna Snell

4345 Meadows Drive

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

If a change is requested all tax documents shall be sent to the following address:

John Faron Snell and Donna Snell

c/o Klamath First Federal

540 Main Street, Klamath Falls,

NAME, ADDRESS, ZIP

97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of March, 1986, at 11:27 o'clock A.M., and recorded in book/roll/volume No. 1880 on page 5046 or as fee/life/instrument/microfilm/reception No. 59613. Record of Deeds of said county. Witness my hand and seal of County affixed.

Kathryn Biehn, County Clerk

By Patricia L. Sager Deputy

OR

Fee \$10.00

MAR 20 AM 11 27