

M06-10746

Klamath County, Oregon

05/26/2006 11:57:57 AM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: NEIL F. LARKINS
GRANTOR: JENIFER R. LARKINS

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

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

CC#: 11176 WO#: 02722293

OVERHEAD RIGHT OF WAY EASEMENT

For value received, NEIL F. LARKINS and JENIFER R. LARKINS, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 20 feet in width and 250 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 B attached hereto and by this reference made a part hereof:

Said property generally located in the SW 1/4 of SW 1/4 of Section 21, Township 40 S, Range 8 E, of the Willamette Meridian and more specifically described in Volume M04, Page 49440 in the official records of Klamath County.

Assessor's Map No. 4008-021C0-01400-000

Tax Parcel No. 1400

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 25 day of OCTOBER, 2005.

Neil F. Larkins
Grantor(s) NEIL F. LARKINS

Jenifer R. Larkins
Grantor(s) JENIFER R. LARKINS

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On October 25, 2005 before me, Rita F. Collins
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Neil F. Larkins and Jenifer R. Larkins
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.



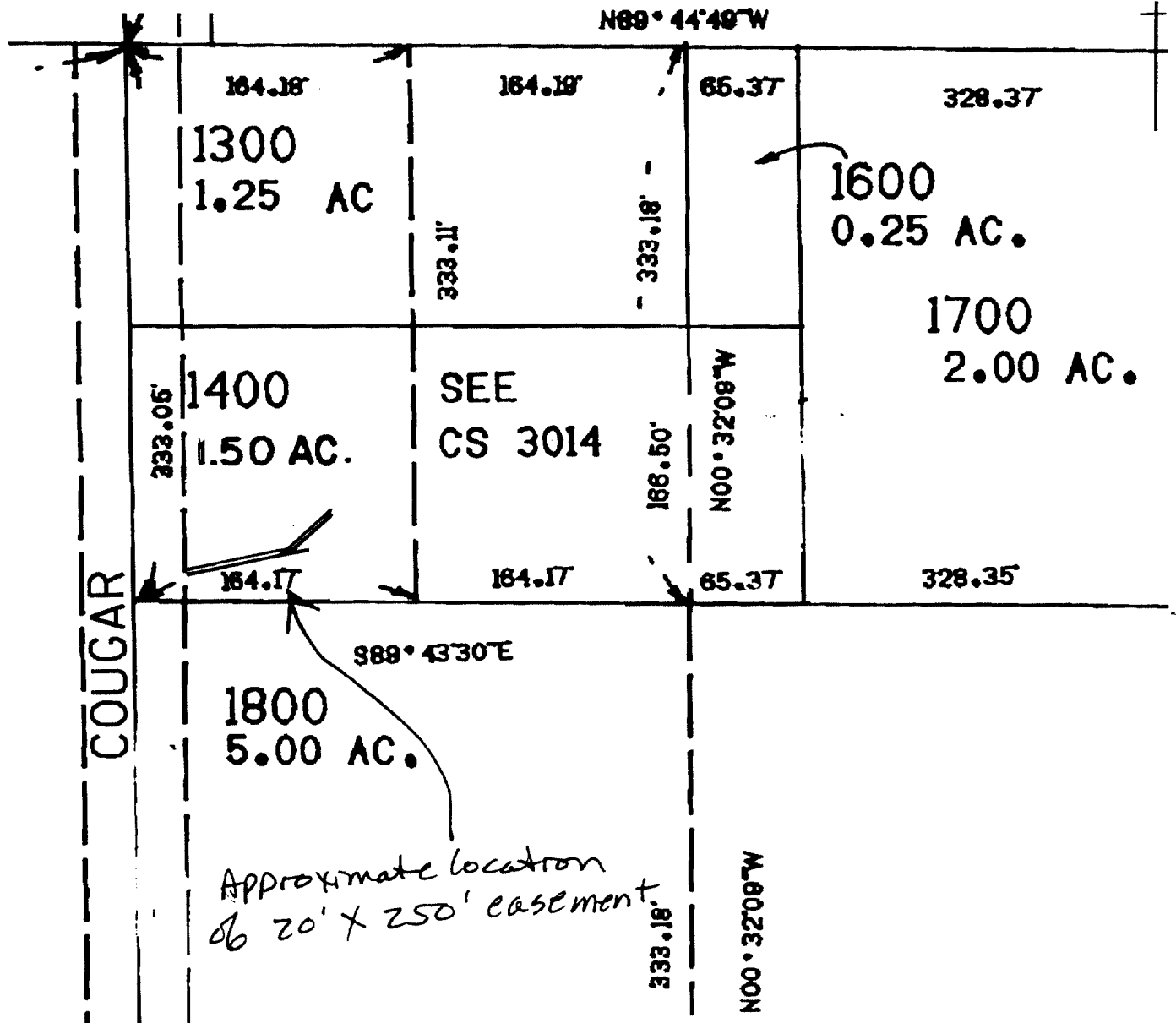
Rita F. Collins
SIGNATURE OF NOTARY

Property Description

Section: 21 Township: 40 (N or S), Range: 8E (E or W) Willamette Meridian

County: Klamath State: OR

Parcel Number: 1400



11176 WO# 02722293

Landowner Name: Larkins

Drawn by: M. Collins

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: None

Property Description

AMERITITLE K FALLS

1 541 882 0620 P.06

04 JUL 28 PM 3:14



MT65796-SH

Vol. M04 Page 49440

State of Oregon, County of Klamath
Recorded 07/28/04 3:14 PM
THIS SPACE RESERVED Vol M04 Pg 49 004
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
NEIL F. LARKINS
3215 BLOOMFIELD ROAD
Sebastopol, CA 95472

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

NEIL F. LARKINS
3215 BLOOMFIELD ROAD
Sebastopol, CA 95472

Escrow No. MT65796-SH

STATUTORY WARRANTY DEED

CAROL E. PRARA, Grantor(s) hereby convey and warrant to NEIL F. LARKINS and JENIFER R. LARKINS, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

The Southerly 166.50 feet of the NW1/4 of the SE1/4 of the SW1/4, Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the Southerly 166.50 feet of the Westerly 65.37 feet of the following described property: The NE1/4 of the SE1/4 of the SW1/4 of the SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4008-021C0-01400-000 Key No: 625611

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$45,900.00.

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 22 day of July 2004

Carol E. Prara
CAROL E. PRARA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 22, 2004 by CAROL E. PRARA



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

CC#: 11176

WO#: 02722293

NAME: Larkins

DRAWN BY: M Collins

EXHIBIT B

PacifiCorp

SCALE:

NONE

SHEET

OF