

M06-12694

Klamath County, Oregon

06/21/2006 10:15:12 AM

Pages 2 Fee: \$26.00

Paradise Hill Development, LLC
Grantor

PacifiCorp & Qwest
Grantees

After Recording Return to:
Pacific Power
1950 Mallard Lane
Klamath Falls, OR 97601

RIGHT OF WAY EASEMENT

For value received, Paradise Hill Development, LLC, the owners of Lot 34, Tract 1460, Gray Rock Phase 3, ("Grantor") hereby grants to PacifiCorp, an Oregon corporation, and Qwest, there successors and assigns ("Grantees"), a non-exclusive easement for a right of way 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 the Grantor in Klamath County, State of Oregon, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof;

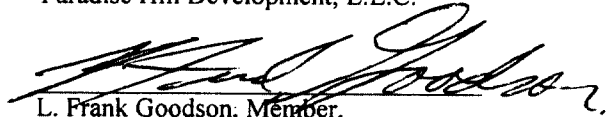
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities. The Grantee may require the lot owner to remove all structures within the easement at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structure be placed within the easement or any other obstruction which interferes with the use of the easement.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this 16 day of June, 2006.



Mark Wendt, Member,
Paradise Hill Development, L.L.C.

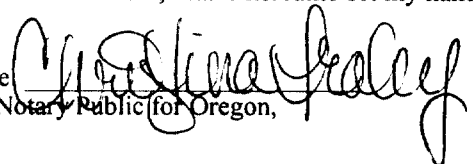


L. Frank Goodson, Member,
Paradise Hill Development, L.L.C.

BE IT REMEMBERED that on this 16 day of June, 2006, personally appeared before me Mark R. Wendt and L. Frank Goodson, who are known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily on behalf of Paradise Hill Development, LLC. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.

Before me

Notary Public for Oregon,



(SEAL)



Description for Utility Easement on
Lot 34 of Tract 1460 – Gray Rock Phase 3

A strip of land 10.00 feet in width situated in the S½ SW¼ of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 34 of Tract 1460 – Gray Rock Phase 3 and 5.00 feet on each side of the following described centerline:

Beginning at a point on the southerly right of way line of Troubador Trail which lies South 71°10'14" East 8.91 feet from the northwest corner of Lot 34; thence parallel to and 5.00 feet distant from the line common to Lot 34 and Lot 36 of said Tract 1460 - Gray Rock Phase 3 South 37°01'00" East 332.79 feet to a point lying 5.00 feet distant perpendicular from the northeasterly line of Lot 37 of said Tract 1460 – Gray Rock Phase 3; thence parallel to and 5.00 feet distant from said northeasterly line South 67°53'23" 10.00 feet.

5/16/06
1909-0205