

M06-12695

Klamath County, Oregon

06/21/2006 10:15:33 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

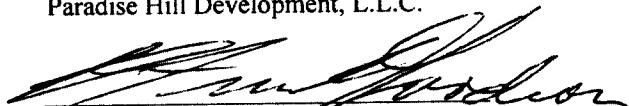
For value received, Paradise Hill Development, LLC, the owners of Lots 32 and 39 , Tract 1460, Gray Rock Phase 3, ("Grantor") hereby grants to PacifiCorp, an Oregon corporation, and Qwest, there successors and assigns ("Grantees"), a non-exclusive easement for a right of way for the construction, reconstruction, 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 actives. 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 interferers with the use of the easement.

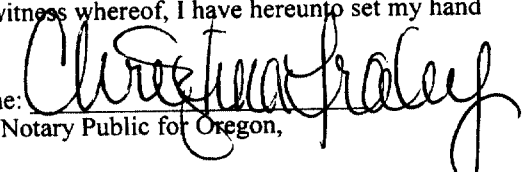
The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

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)



26-

Description for Utility Easement on
Lot 32 and Lot 39 of Tract 1460 – Gray Rock Phase 3

A strip of land 10.00 feet in width situated in the NE¼ NE¼ of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lots 32 and 39 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 easterly line of Peregrine Heights which lies North 30°17'07" West 6.24 feet from the southwest corner of said Lot 39; thence parallel to and 5.00 feet distant from said south line of said Lot 39 and the westerly extension thereof South 83°23'52" East 379.47 feet; thence 162.88 feet on the arc of a 110.00 foot radius curve to the left having a delta angle of 84°50'19", the long chord of which bears North 54°10'58" East 148.40 feet; thence North 11°45'49" East 121.83 feet to a point which lies South 33°56'55" West 5.00 feet from the northerly line of said Lot 32; thence parallel to an 5.00 feet distant from said northerly line South 56°03'05" East 914.10 feet to the west right of way line of Wilderness Way; the sidelines of said strip to be shortened or extended to be continuous and to terminate on the beginning and ending lines.

5/16/06
1909-0205