

2006-015738

Klamath County, Oregon



00000402200600157380030030

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

08/04/2006 11:51:27 AM

Fee: \$31.00

CC#: 11176 Work Order#: 02751045

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **PARADISE HILLS HOMEOWNERS ASSOCIATION** ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way **12** feet in width and **4700** 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: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, 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" attached hereto and by this reference made a part hereof:

Said easement covers areas listed below and shown on exhibit "A", and shall be 12' in width, adjacent to the road right of way line and will be of even grade. Road, shoulder and bottom of drainage swale shall not be located inside said easement. Easement will also include all above ground equipment locations, pull boxes and road crossings. Road crossing will be exempt from road, shoulder and drainage swale restrictions as long as proper burial depths are maintained.

2,920 feet more or less of the western 12' of Wilderness Way from lots 26 through 32 and the eastern 12' of Wilderness Way for approximately 330' from Saliphan property (tax lot R3809-00500-0900) to road crossing between lots 61 & 62.

70 feet more or less of the North Eastern 12' of Stoneridge Drive in front of lots 59 through 61.

430 feet more or less of the Northeastern 12' of Equestrian in front of lots 7 & 8.

560 feet more or less beginning on the Western side of Wilderness Court, the 12' fronting lots 19 through 22 and lot 17.

Auditors file number of exhibit A drawing recorded as shown under title of Paradise Hill Development

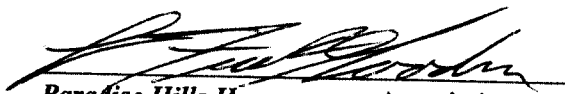

Reference: Tract 1424 - Gray Rock Phase 2, Tract 1460 - Gray Rock Phase 3, Tract 1476 - Gray Rock Phase 5, Land partition 49-03, Land partition 64-05.



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 therefor) 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 or store any flammable materials (other than agricultural crops), or light any fires, 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 4th day of AUGUST, 2006.

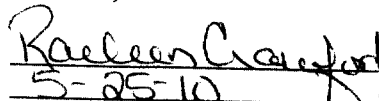

Paradise Hills Homeowners Association

Paradise Hills Homeowners Association


Title

Title

REPRESENTATIVE ACKNOWLEDGEMENT

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on 8-4-06 (date) by
Mark R. Wendt, L. Frank Goodson (name(s) of person(s))
as Members (President & Vice Pres.) (type of authority, e.g., officer, trustee, etc.) of
PARADISE HILL HOMEOWNERS ASSOCIATION (name of party on behalf of whom instrument was
executed)

 (Signature of Notarial officer)
5-25-10 (My commission expires: Date)

(Seal)

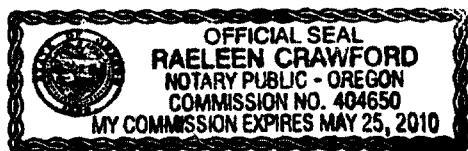


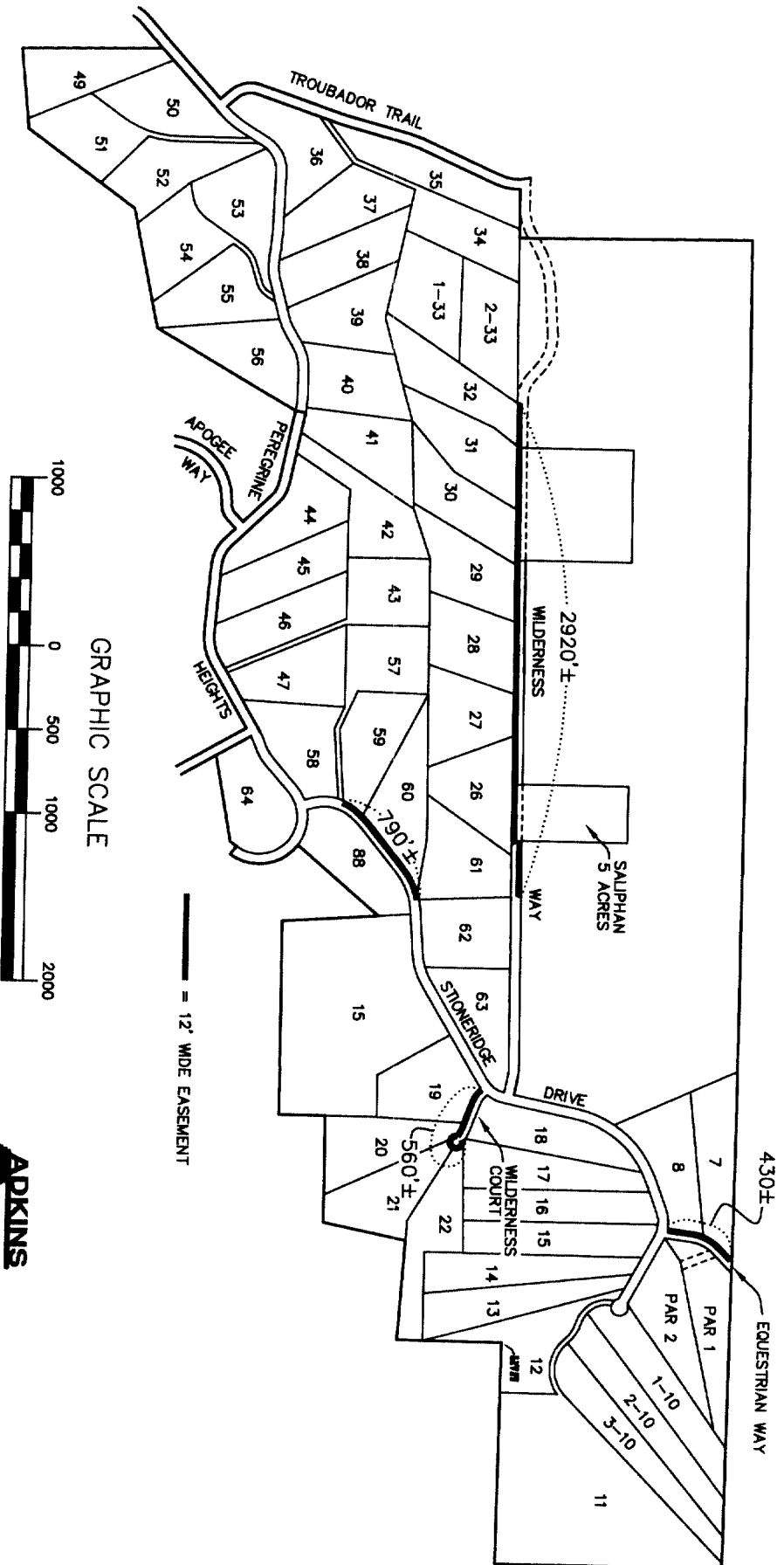
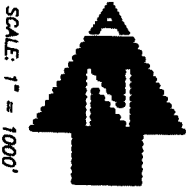
EXHIBIT A

PARADISE HILL DEVELOPMENT

PORTIONS OR ALL OF RECORDED PLATS OF:
TRACT 1424 - GRAY ROCK PHASE 2, TRACT 1460 -
GRAY ROCK PHASE 3, TRACT 1476 - GRAY ROCK
PHASE 5, LAND PARTITIONS 41-03, 49-03, & 64-05.

SITUATED IN THE W½ SEC. 5, E½ SEC. 6, NE¼ SEC. 7, NW¼ SEC. 8,
T38S, R9EWM
KLAMATH COUNTY, OREGON

This drawing is preliminary and 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.



GRAPHIC SCALE



(IN FEET)
1 inch = 1000 ft.

— = 12' WIDE EASEMENT

ADKINS

2000 State Hwy. Klamath Falls, Oregon 97603 (503) 861-4444
Klamath Falls, OR • Subdiv. of Klamath Falls, OR

PPL MAP 1909-0205 8/3/2006

DK