

2006-016643

Klamath County, Oregon



00001508200600166430050055

08/18/2006 10:29:06 AM

Fee: \$41.00

RECORDING REQUESTED BY:

GRANTOR: Kristin Walters  
GRANTOR: Sharee Johnson

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

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## RIGHT OF WAY EASEMENT

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

CC#: 11176 WO#: 002486625

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Kristin Walters and Sharee Johnson, ("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 120 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 SE 1/4 SW 1/4 of Section 10, Township 39S, Range 11E, of the Willamette Meridian and more specifically described in Volume M03, Page 53020 in the official records of Klamath County.

Assessor's Map No.

Tax Parcel No.

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 30 day of May, 2006.

Kristin McCoy  
Grantor(s)

Grantor(s)

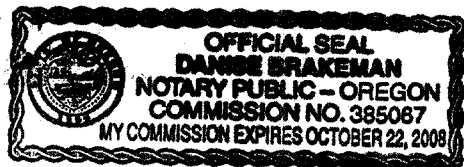
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }  
County of Klamath } ss

On May 30, 2006 before me, Danise Brakeman, Notary Public  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Kristine McCoy  
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.

Danise Brakeman  
SIGNATURE OF NOTARY

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

CC#: 111/6 WOF: 002400023

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Kristin Walters and Sharee Johnson, ("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 120 feet in length, more or less, for the instruction, 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, 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:

and property generally located in the SE 1/4 SW 1/4 of Section 10, Township 39S, Range 11E, of the Willamette Meridian and more specifically described in Volume M03, Page 53020 in the official records of Klamath County.

Assessor's Map No. Tax Parcel No.

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 10 day of May, 2006.

[Signature]  
Grantor(s) Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

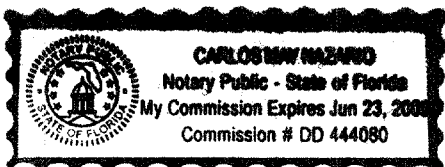
State of Florida }  
County of Broward } ss

On May 10, 2006 before me, Carlos May Nazario, Notary Public  
Name, Title or Officer (eg Jane Doe, Notary Public)

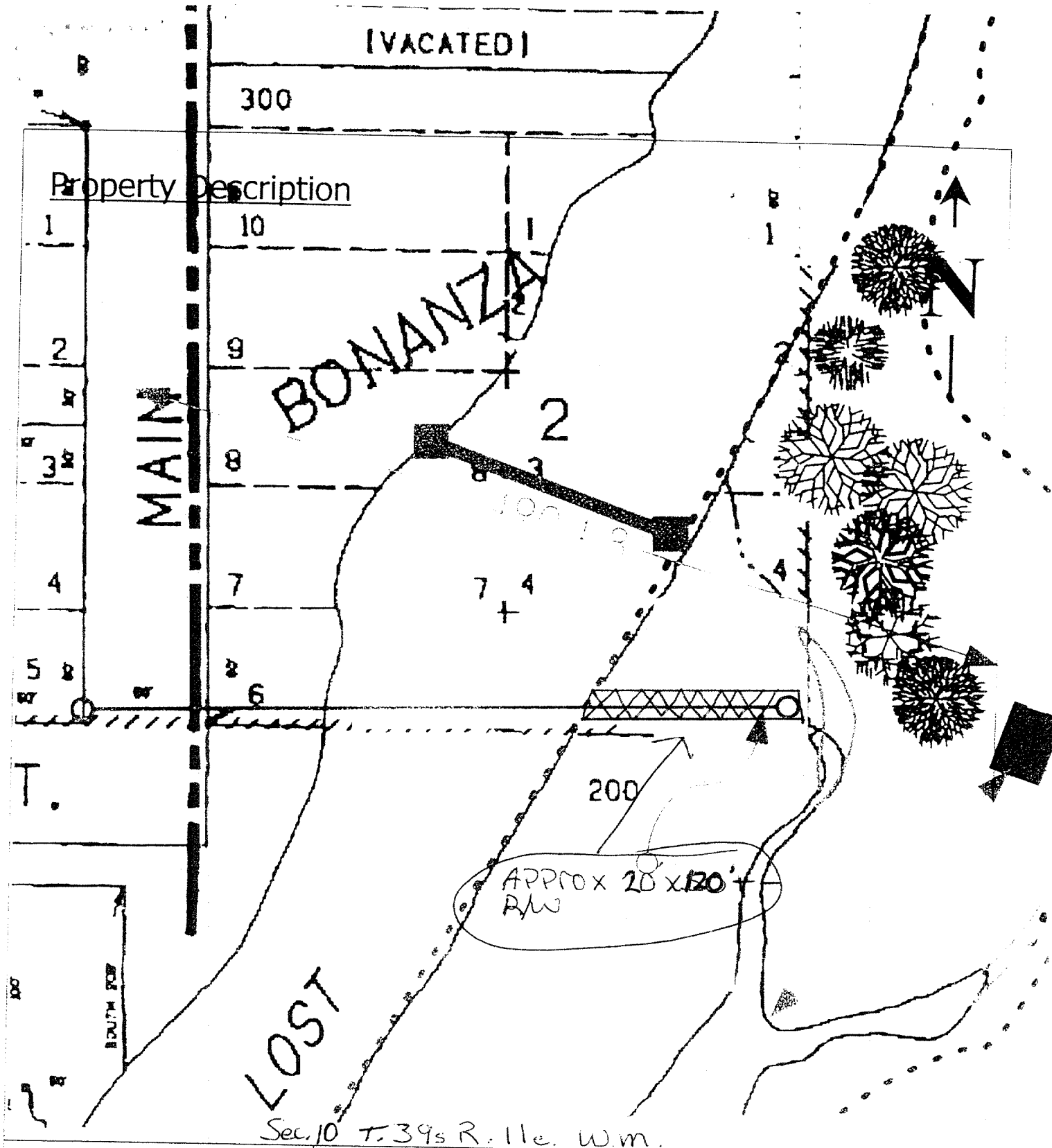
personally appeared Sharee Johnson  
Name(s) of Signer(s)

☐ 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 of which the person(s) acted, executed this instrument

WITNESS my hand and official seal.



[Signature]  
SIGNATURE OF NOTARY



CC#: 11176

WO#: 002486625

NAME: K + K McCoy

DRAWN BY: Bill Alden

**EXHIBIT A**

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.

**PacifiCorp**

SCALE

SHEET 1 OF 2

## Property Description

03 JUL 28 4:53:08

## BARGAIN AND SALE DEED

Recording requested by and when  
recorded return to:

STANLEY R. HARTFORD  
ATTORNEY AT LAW  
3355 CERRITOS AVE.  
LOS ALAMITOS, CA 90720

Unless a change is requested,  
all tax statements shall be sent to:

Kristine McCoy  
41363 Charlita CT.  
Freemont, CA 94539

The true consideration for this transfer is other than money.

ELSE M. BOWMAN and WILLIAM R. KEMP, JR., Trustees of the KAY LUKE  
TRUST dated February 19, 2001, Grantors, convey to KRISTIN WALTERS and SHAREE  
JOHNSON, as tenants in common without rights of survivorship, Grantees, the following  
described real property: located in Klamath County, Oregon

That certain island formed by Lost River located in the Southeast  
quarter of the Southwest quarter of Section 10, and in the  
Northeast quarter of the Northwest quarter of Section 15,  
Township 39 South, Range 11 East of the Willamette Meridian

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 19<sup>th</sup> day of MAY, 2003.

*Else M. Bowman*  
ELSE M. BOWMAN, Trustee

*William R. Kemp Jr*  
WILLIAM R. KEMP, JR., Trustee

Page 1 - BARGAIN AND SALE DEED (M:\DATA\MEOP\CLIENT\L-M\Wade010.Trustee BAS)

26-

CC#:

WO#:

NAME:

DRAWN BY:

EXHIBIT B

PacifiCorp

SCALE:

SHEET OF