

RECORDING REQUESTED BY:

GRANTOR: REAMES GOLF AND
COUNTRY CLUB
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

2006-016646

Klamath County, Oregon



00001511200600166460050053

08/18/2006 10:30:11 AM

Fee: \$41.00

RIGHT OF WAY EASEMENT

RECEIVED
NOV 04 2005

BY: DW.....

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

CC#: 11176 WO#: 02694459

OVERHEAD RIGHT OF WAY EASEMENT

For value received, REAMES GOLF AND COUNTRY CLUB, ("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 600 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 NE 1/4 of Section 18, Township 39 S, Range 9 E, of the Willamette Meridian and more specifically described in Volume M02, Page 36074 - 36077 in the official records of Klamath County.

Assessor's Map No. R-3909-01800-00100-000

Tax Parcel No. 100

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 3 day of November, 2005.

Steven A. Tippin
Grantor(s)

Grantor(s)

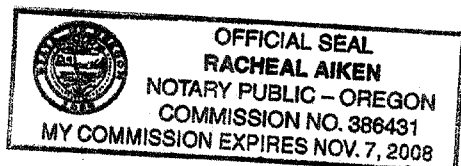
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On November 3, 2005 before me, Racheal Aiken, Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Steven A. Tippin
Name(s) of Signer(s)

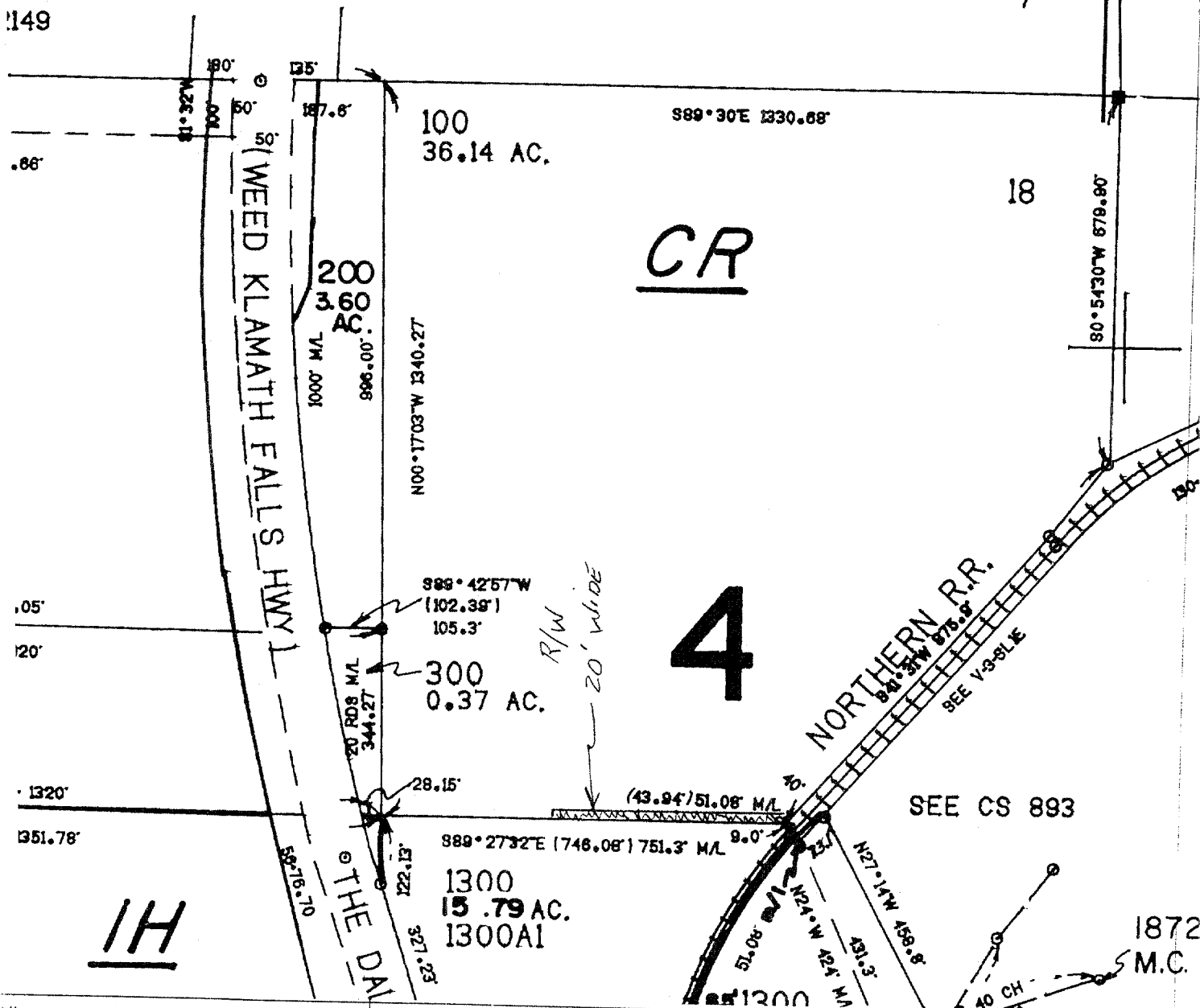
☐ personally known to me ~ OR ~ ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) 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.

Racheal Aiken
SIGNATURE OF NOTARY

Section: 18 Township: 39 (N or S) Range: 9 (E or W) W Meridian
County: KIAMATH State: OR
Parcel Number: 100



Landowner Name: Reams Golf Country

Drawn by: *DM*

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:

JUN 21 PM 2:37

Vol M02 Page 36074
STATE OF OREGON, } ss.

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

Grantor's Name and Address

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/21/2002 2:37 p.m.

Vol M02, Pg 36074-27

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

Deputy.

MTL 56930-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that REAMES GOLF AND COUNTRY CLUB, an Oregon corporation,hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by REAMES GOLF AND COUNTRY CLUB, an Oregon nonprofit corporation,hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY
THIS REFERENCE.

THE INTENT OF THIS WARRANTY DEED IS TO CORRECT THE VESTING OF GRANTEES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. The sentence between the symbols @ if not applicable, should be deleted. See ORS 93.030.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on June 17, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

REAMES GOLF AND COUNTRY CLUB

X by: Kenneth Powley PresidentX by: R. C. Perdue Treasurer

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on June 17, 2002by Kenneth Powley & R. C. Perdueas President & Treasurerof REAMES GOLF AND COUNTRY CLUB, an Oregon nonprofit corporation

Notary Public for Oregon

My commission expires 11/16/2003

EXHIBIT "B"

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land in Government Lot 1, Section 17, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bounded by a line described as follows:

Commencing at the Section corner common to Sections 7, 8, 17 and 18, thence Easterly along the Section line common to Sections 8 and 17 a distance of 1,316.1 feet, thence Southwesterly in a straight line at an angle of 27 degrees 05' with last described course, to a point of intersection with the Section line common to Sections 17 and 18 distant 679.9 feet South of the Northwest corner of said Section 17, thence Northerly along the Section line common to Sections 17 and 18 a distance of 679.9 feet to the point of beginning.

PARCEL 2:

The East half of the Southeast Quarter (E1/2 SE1/4) of Section Seven (7), Township Thirty-Nine (39) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom that portion lying West of the right of way of the Dallas-California Highway 3.

And the West half of the Southwest quarter (W1/2 SW1/4) of Section (8) and the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eighteen (18) excepting the following portions thereof to wit:

Beginning at the SE corner of the NE1/4 of the NE1/4 of said Section, thence running due North a distance of forty rods, thence running in a direct line in a SW direction intersecting the South line of said quarter at a point 34 ½ rods due West of the place of beginning, thence due East on the subdivisional line to place of beginning, all being situated in Township Thirty-Nine (39) South of Range Nine (9) East of the Willamette Meridian.

PARCEL 3:

All that part of Government Lot four (4), Section Eight (8), Township Thirty-nine (39) South, Range Nine (9) East of the Willamette Meridian, described as follows, to wit:

Beginning at the Southwest corner of said Lot four (4), thence North twenty-four degrees, fifty-two minutes (24 degrees 52') East two hundred sixty-two and seven-tenths (262.7) feet, thence North thirty-four degrees nineteen minutes (34 degrees 19') West one hundred ninety-six and eight-tenths (196.8) feet to a point on the West boundary of said Lot four (4), thence South 0 degree four minutes (0 degree 04') East along said West boundary to the point of beginning.

EXHIBIT "B"