

**2006-016649**

**Klamath County, Oregon**

RECORDING REQUESTED BY:

GRANTOR: Karen G. Wegstein and  
Ronald L. Wegstein



00001514200600166490040048

08/18/2006 10:31:00 AM

Fee: \$36.00

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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36 + 20 NS

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Karen G. Wegstein and Ronald L. Wegstein ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 20 feet in width and 195 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: fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, 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 B attached hereto and by this reference made a part hereof:

Said property generally located in the NW of Section 35 Township 34S Range 07E of the Willamette Meridian and more specifically described in Volume M03 Page60850 in the official records of Klamath County.

Assessor's Map No. 3407-035BO and 3407-3500

Tax Parcel No. 2900 and 500

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.

At no time shall Grantor place, 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 24<sup>th</sup> day of April, 2006.

Karen G. Wegstein  
Karen G. Wegstein (Grantor)

Ronald L. Wegstein  
Ronald L. Wegstein (Grantor)

## INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

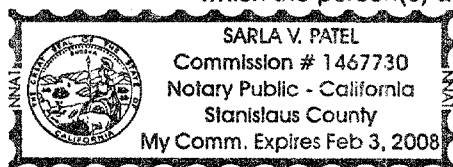
State of California }  
County of Stanislaus } ss

On 4-24-2006

before me, Sarla V. Patel  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Karen G. Wegstein and Ronald L. Wegstein  
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

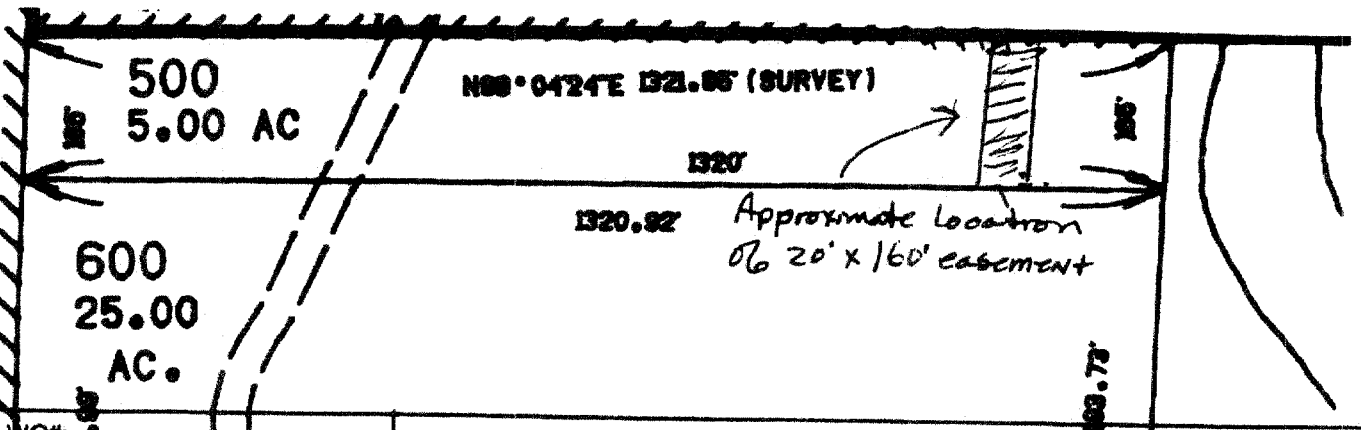
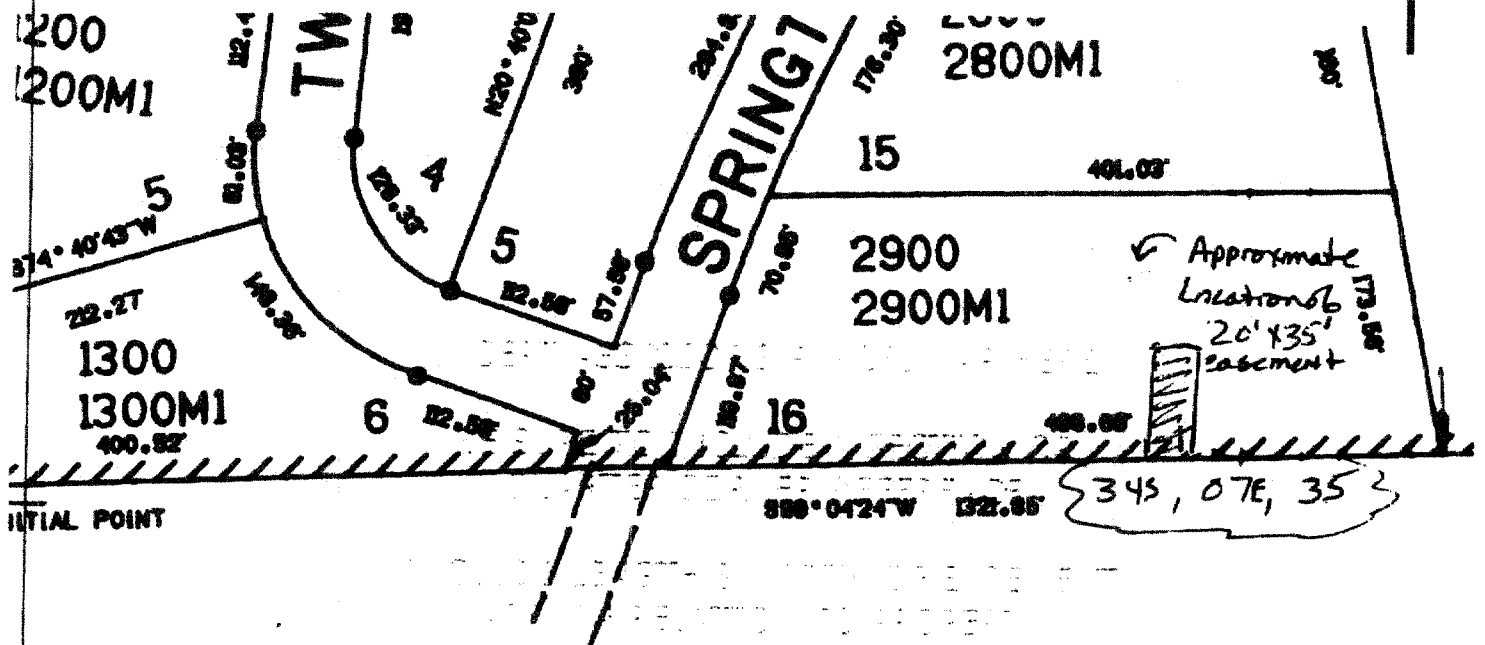


WITNESS my hand and official seal.

Sarla V. Patel  
SIGNATURE OF NOTARY

## Property Description

Section: 35 Township 34 (N S), Range 7 (E W)  
Willamette Meridian  
County: Klamath State: OREGON  
Parcel Number: 2900 and 500



CC#: 11176 VO#: 02640125  
Landowner Name: Wegstein  
Drawn by: M. Collins

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: NONE

Property Description

03 AUG 20 10:55



NJC- 61655 KR

Vol M03 Page 60850

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
KAREN G. WEGSTEIN

812 49th Avenue  
Oakland, CA 94601

State of Oregon, County of Klamath  
Recorded 08/20/2003 10:55 a m  
Vol M03 Pg 60850-51  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
The following address:

KAREN G. WEGSTEIN

812 49th Avenue  
Oakland, CA 94601

Escrow No. MT61655-KR

WARRANTY DEED

TRAIN MOUNTAIN, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to KAREN G. WEGSTEIN and RONALD L. WEGSTEIN, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Lots 15 and 16, Block 3, Tract 1155, TWIN RIVER VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3407-035BO-02800-000  
Account No.: 3407-035BO-02900-000

Key No.: 205600  
Key No.: 205593

PARCEL 2:

The N1/2 of the N1/2 of the N1/2 of the NW1/4 of the SW1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3407-03500-00500-000

Key No.: 204665

Grantor is lawfully seized in fee simple in the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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 for this conveyance is \$175,000.00.

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 19th day of August, 2003.

TRAIN MOUNTAIN, INC., AN OREGON CORPORATION  
BY: [Signature]  
QUENTIN L. BARN, PRESIDENT

207

CC#: WO#:

11176 02660125

Landowner Name:

Wegstein

EXHIBIT B



PACIFIC POWER  
A PACIFICORP COMPANY