

2006-017364
Klamath County, Oregon

RECORDING REQUESTED BY:

GRANTOR: Westbrook Homes
GRANTOR:



00002391200600173640040049

08/29/2006 02:26:55 PM

Fee: \$36.00

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

Unofficial Copy

RECEIVED
MAY 30 2006

BY: JB

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Westbrook Homes ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 10 feet in width and 100 +/- 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 SW 1/4 of SE 1/4 of Section 38S Township 35 Range 9E of the Willamette Meridian and more specifically described in Volume M06 Page05658 in the official records of Klamath County.

Assessor's Map No. R-3809-035DC-00601-000 Tax Parcel No. 00601

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 22nd day of May, 2006.

Richard A. Lowell
Westbrook Homes (Grantor)

(Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss
On 5/22/2006

before me, Kristi L. Redd
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Richard A. Lowell, President of Westbrook Homes
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.

Kristi L. Redd
SIGNATURE OF NOTARY

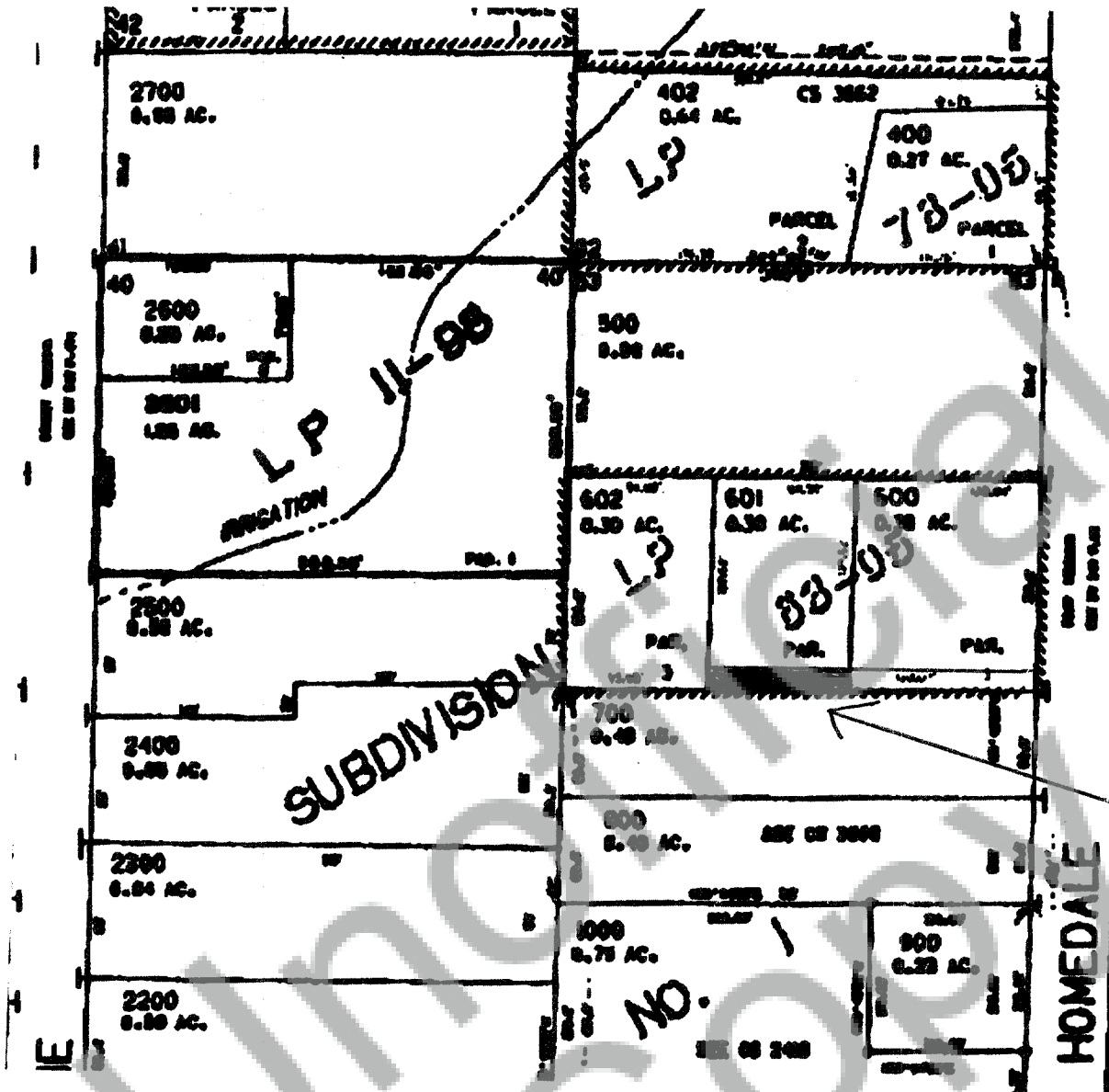
Property Description

SW 1/4 SE 1/4

Section: 35 Township: 38 (N or S), Range: 9 (E or W) Willamette Meridian

County: Klamath State: OR

Parcel Number: R-3809-035DL-00601-000



11176 WO# 002820127

Landowner Name: Westbrook Homes

Drawn by: B. M. Olden

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: NTS

Property Description

mtc-73422 DS
THIS SPACE RES.

M06-05658
Klamath County, Oregon
03/27/2006 03:04:34 PM
Pages 2 Fee: \$26.00



After recording return to:
WESTBROOK HOMES NW INC
P. O. Box 1046
BEND, OR 97709

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

WESTBROOK HOMES NW INC
P. O. Box 1046
BEND, OR 97709

Escrow No. MT73422-DS
Title No. 0073422

SWD

STATUTORY WARRANTY DEED

CHUCK L. PAULSEN and JANE L. PAULSEN, as tenants by the entirety,
Grantor(s) hereby convey and warrant to WESTBROOK HOMES NW INC., an Oregon
Corporation, Grantee(s) the following described real property in the County of
KLAMATH and State of Oregon free of encumbrances except as specifically set forth
herein:

PARCEL 1:

Parcel 2 of Land Partition 63-05, said Land Partition being a portion of Lot 63 of "FAIR ACRES
SUBDIVISION NO. 1" situated in the SE1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and utilities
over, under and across the South 30 feet of Parcel 1 of said Land Partition 63-05 as delineated on the face of
said Land Partition.

Tax Account No: 3809-035DC-00601-000

Key No: 892373

PARCEL 2:

Parcel 3 of Land Partition 63-05, said Land Partition being a portion of
Lot 63 of "FAIR ACRES SUBDIVISION NO. 1" situated in the SE1/4 SE1/4 of
Section 35, Township 38 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon. TOGETHER WITH an easement for access and
utilities over, under and across the South 30 feet of Parcels 1 and 2 of
said Land Partition 63-05 as delineated on the face of said Land
Partition.

Tax Account No: 3809-035DC-00602-000

Key No: 892374

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

The true and actual consideration for this conveyance is \$110,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE
37 (2004)). THIS INSTRUMENT DOES 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 AND TO
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON
LAWS 2005 (BALLOT MEASURE 37 (2004)).

26.00

CC#: WO#: 11176 02820127

Landowner Name:

Westbrook Homes

EXHIBIT B

