

2006-017365

Klamath County, Oregon



00002392200600173650040045

08/29/2006 02:28:10 PM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Chuck L. Paulsen

GRANTOR: Jane L. Paulsen

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

Unofficial Copy

RECEIVED
MAY 30 2006

BY: LB

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Chuck L. & Jane L. Paulsen ("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 130 +/- 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 23 day of May, 2006.

Chuck L. Paulsen
Chuck L. Paulsen (Grantor)

Jane L. Paulsen
Jane L. Paulsen (Grantor)

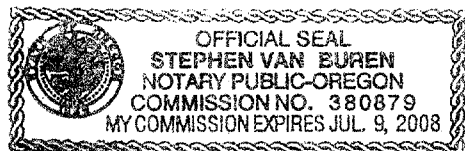
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On May 23, 2006 before me, Stephen Van Buren
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Chuck L. Paulsen & Jane L. Paulsen
Name(s) of Signer(s)

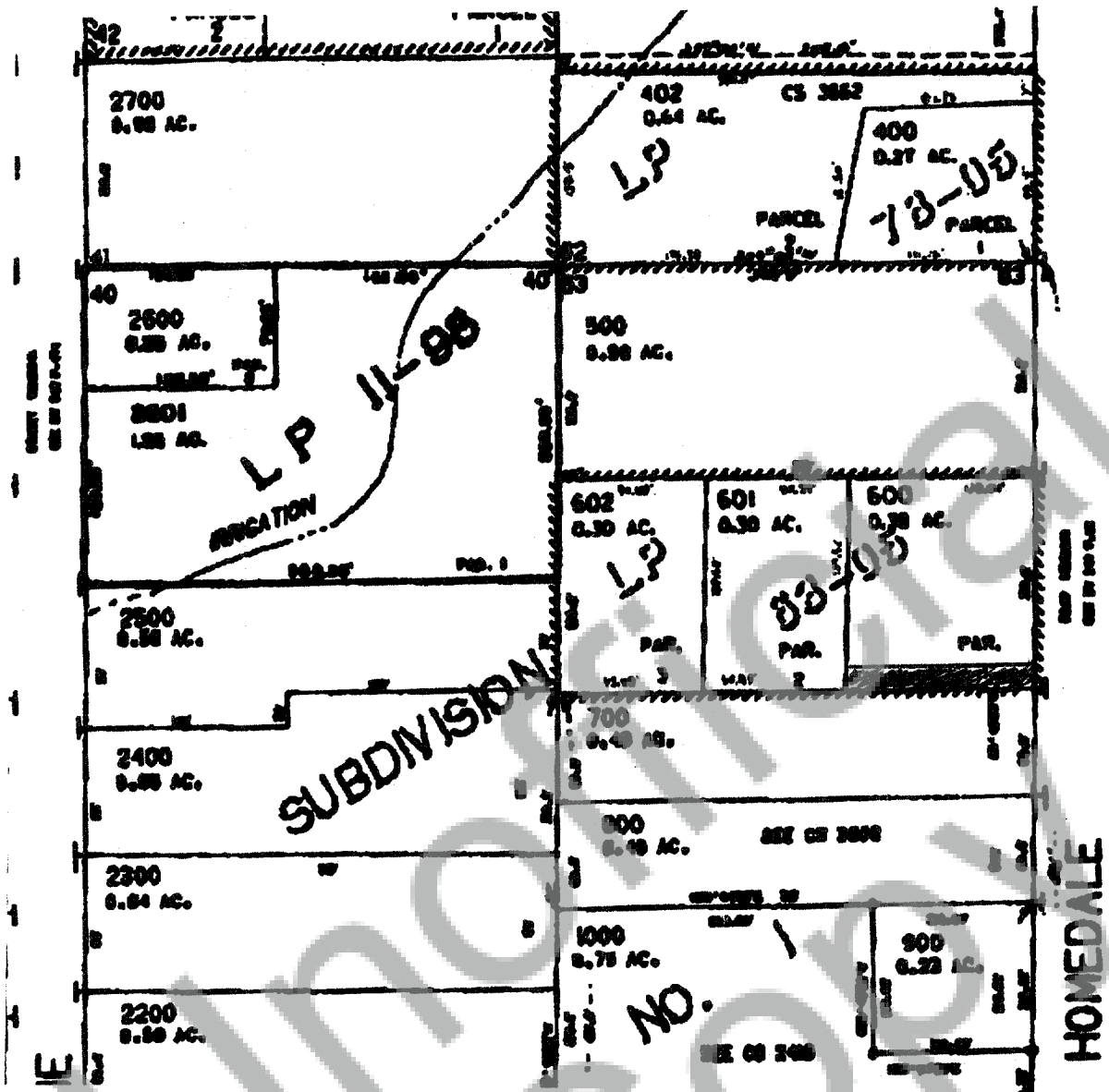
☒ personally known to me ~ OR ~ ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) 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
Stephen Van Buren
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: 00600



#11176 WO#: 002820127

Landowner Name:

Drawn by: B. 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



After recording return to:
Chuck L. Paulsen and Jane L. Paulsen
1450 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Chuck L. Paulsen and Jane L. Paulsen
1450 Homedale Road
Klamath Falls, OR 97603

File No.: 7021-646595 (BS)
Date: August 15, 2005

M05-63514

Klamath County, Oregon

09/02/2005 03:40:12 PM

Pages 4 Fee: \$38.00

STATUTORY WARRANTY DEED

Ronald G. Smith and Merleyn K. Miller and Judy V. Williamson, Grantor, conveys and warrants to Chuck L. Paulsen and Jane L. Paulsen, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All that portion of Lot 63 of Fair Acres Subdivision No. 1, described as follows: Beginning at the Southwest corner of said Lot 63; thence North 417.6 feet to the point of beginning; thence East to the Eastline of said Lot 63; thence North 139.2 feet; thence West to the West line of said Lot 63; thence South 139.2 feet to the point of beginning, containing one acre, more or less, subject to any exceptions contained in deed from Walter T. Smith et al, dated May 11, 1927, recorded July 10, 1929, on page 561 of Vol. 86 of Deeds.

This property is free from liens and encumbrances, EXCEPT:

1. The 2005-2006 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

Page 1 of 4

CC#: 11176

WO#: 002820127

NAME: C. Paulsen

DRAWN BY: Bill Olden

EXHIBIT B

PacifiCorp

SCALE:
NTS

SHEET 2 OF 2