

2006-017366

Klamath County, Oregon



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08/29/2006 02:28:40 PM

Fee: \$56.00

RECORDING REQUESTED BY:

GRANTOR: Joseph A. Watkins

GRANTOR: De Ann C. Watkins

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER

1950 MALLARD LANE

KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
APR 04 2006

BY: NB

36
20 NS

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Joseph A. Watkins and De Ann C. Watkins ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 15 feet in width and 1322 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 SE of Section 4 Township 41S Range 10E of the Willamette Meridian and more specifically described in Volume M96 Page 12745 in the official records of Klamath County.

Assessor's Map No. 4110-00400-00902 Tax Parcel No. 00400

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 4 day of April, 2006.

Joseph A. Watkins (Grantor)

De Ann C. Watkins (Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On April 4, 2006 before me, Joanne L. Johnson, Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Joseph A. Watkins + DeAnn C. Watkins
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

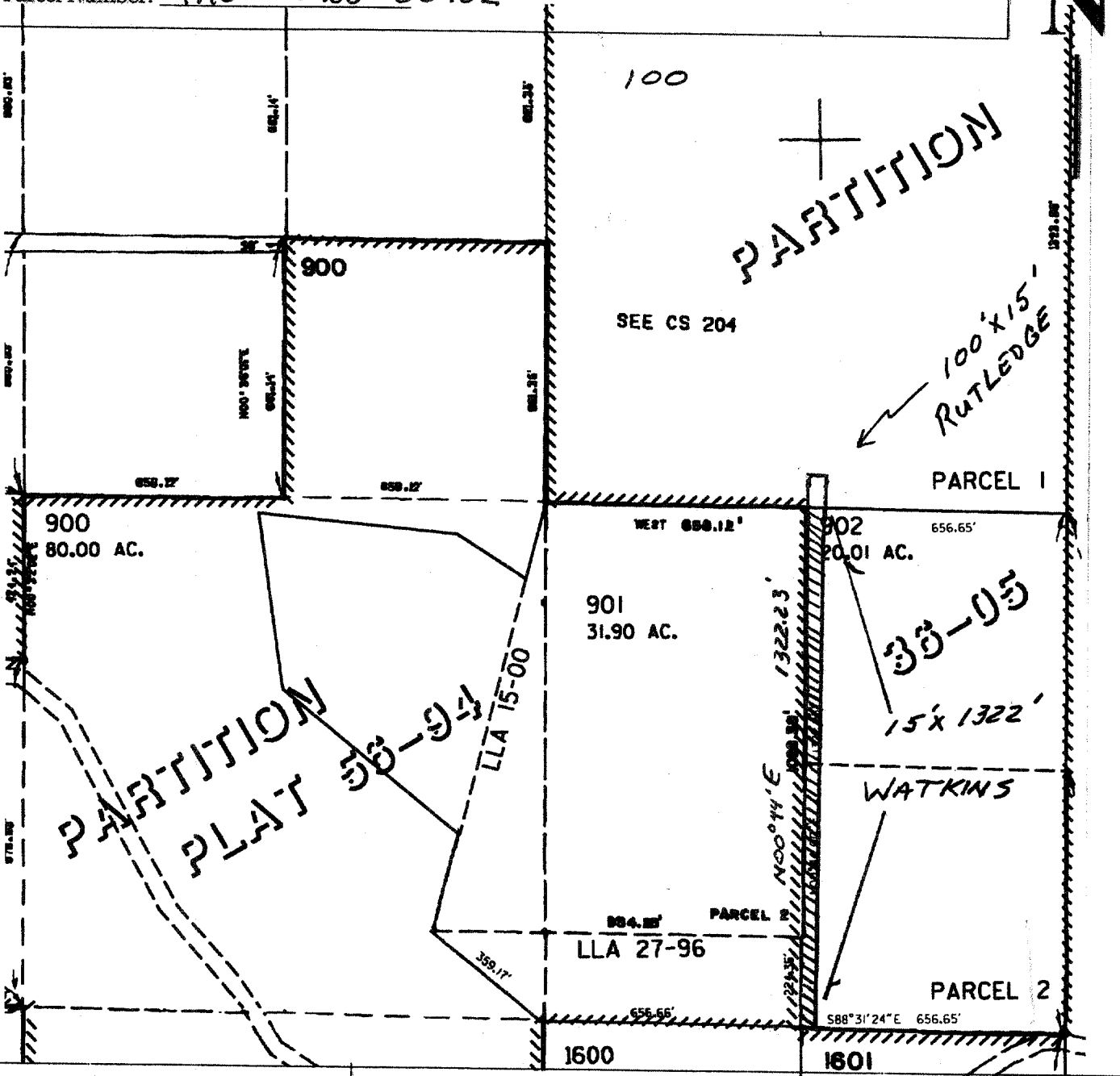
WITNESS my hand and official seal.



Joanne L. Johnson
SIGNATURE OF NOTARY

Property Description

Section: 4 Township: 41 (N or S) Range: 10 (E or W) W Meridian
County: Klamath State: OR
Parcel Number: 4110-00400-00902



CC#: 11176 WO#: 2793053
Landowner Name: WATKINS
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:

17450

WARRANTY DEED

Vol. 1796 Page 12745

JAMES H. BARNES, TRUSTEE OF THE BARNES LOVING TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:
JOSEPH A. WATKINS and DR ANN C. WATKINS, husband and wife,
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:

The SW1/4 of the NE1/4 of the SW1/4 of Section 4, Township 41 South,
Range 10 East of the Willamette Meridian, Klamath County, Oregon. Being
a portion of Parcel 1 of LAND PARTITION 884-94.

SUBJECT TO: all those items of record and those apparent upon the land, 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.

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.

The true and actual consideration for this conveyance is \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 948, MERRILL, OR 97633

Dated this 15th day of May, 1996

THE BARNES LOVING TRUST

BY: James H. Barnes TRUSTEE
JAMES H. BARNES

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 1, 1996

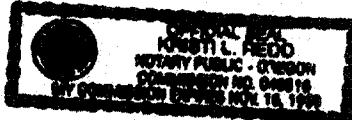
by JAMES H. BARNES

as TRUSTEE

of THE BARNES LOVING TRUST

Kristi L. Reed
Notary Public for Oregon

My commission expires 11/16/99



ESCROW NO. NT37749-KR

Return to:

JOSEPH A. WATKINS
P.O. BOX 948
MERRILL, OR 97633

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

As per Title
on this 3rd day of May A.D. 19 96
at 1:22 o'clock P.M. and duly recorded
in Vol. 1826 of Books Page 12745
Bernarda O. Letcher, County Clerk
By Shirley L. Letcher Deputy
Fee, \$30.00

EXHIBIT "B"