

2006-017367

Klamath County, Oregon



00002394200600173670040049

08/29/2006 02:29:22 PM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Bryce Rutledge
GRANTOR: Deborah Rutledge

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

Unofficial Copy

RECEIVED
APR 04 2006

BY: UB

36

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Bryce Rutledge and Deborah Rutledge ("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 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 NE of Section 4 Township 41S Range 10E of the Willamette Meridian and more specifically described in Volume M05 Page 69614 in the official records of Klamath County.

Assessor's Map No. 4110-00400-00100 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 3RD day of April - 2006.

[Signature]
Bryce Rutledge (Grantor)

[Signature]
Deborah Rutledge (Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of OR

County of Jackson

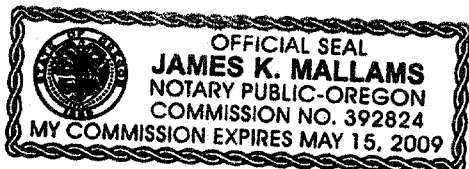
} ss
}

On April 3, 2006 before me, JAMES K MALLAMS
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared BRYCE Rutledge & Deborah Rutledge
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

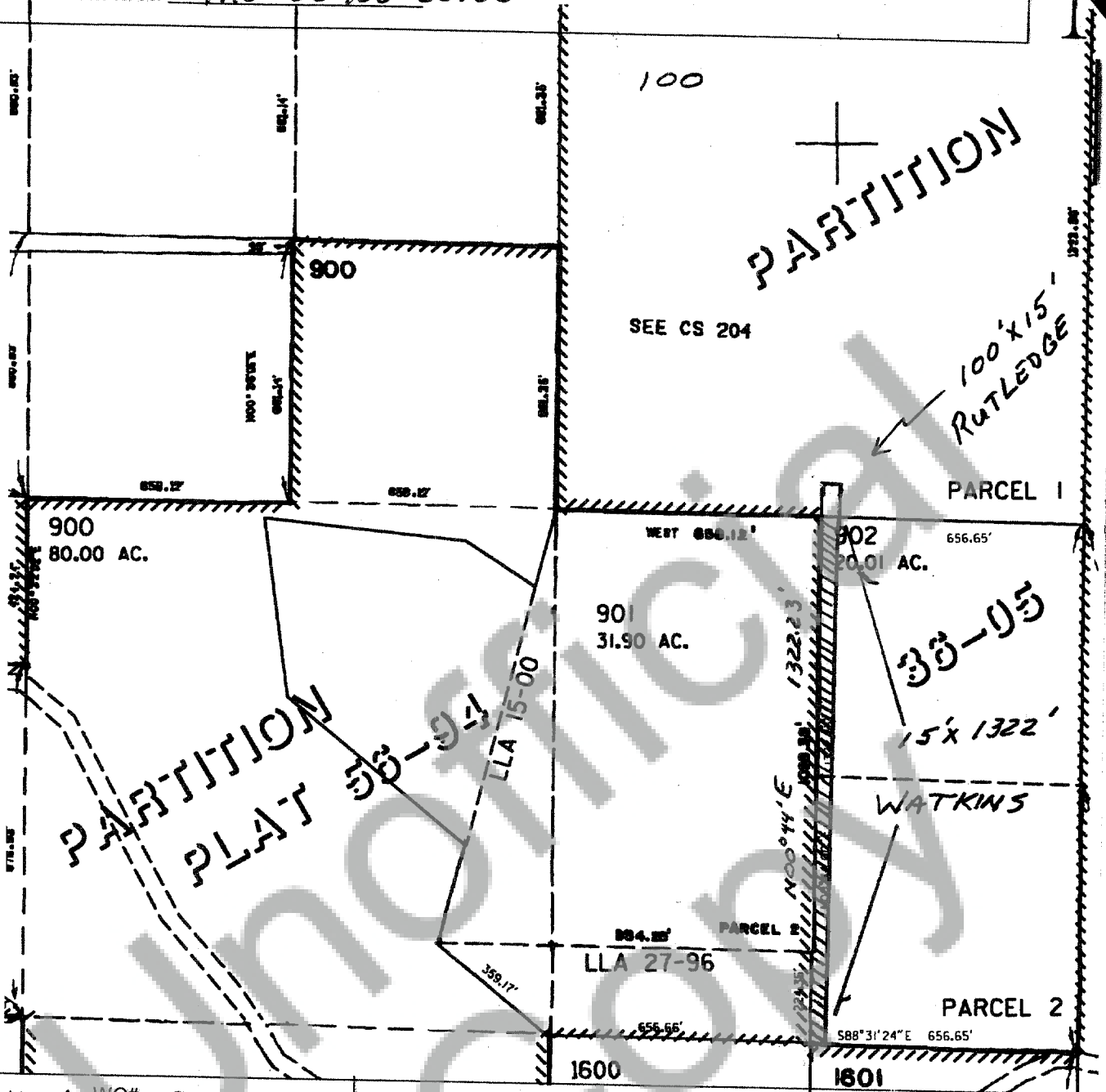
WITNESS my hand and official seal.



[Signature]
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: 4110-00400-00100



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



MT72473K

M05-69614

Klamath County, Oregon

11/22/2005 10:48:27 AM

Pages 1 Fee: \$21.00

After recording return to:

Bryce Rutledge

3492 Poppywood Drive

Medford, OR 97504

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

Bryce Rutledge

3492 Poppywood Drive

Medford, OR 97504

Escrow No. MT72473-KR

Title No. 0072473

STATUTORY WARRANTY DEED

Joseph A. Watkins and De Ann C. Watkins, as tenants by the entirety, Grantor(s) hereby convey and warrant to Bryce Rutledge and Deborah Rutledge, as tenants by the entirety, 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, Land Partition 36-05 as filed in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4110-00400-00100-000

Key No: 101071

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 \$191,000.00.

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 18th day of November, 2005


Joseph A. Watkins


De Ann C. Watkins

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on November 18, 2005 by Joseph A. Watkins and De Ann C. Watkins.


(Notary Public for Oregon)

My commission expires 11/16/2007

21.00

EXHIBIT "B"