

2006-017932
Klamath County, Oregon



00003050200600179320050059

09/06/2006 12:20:48 PM

Fee: \$61.00

RECORDING REQUESTED BY:

GRANTOR:Lauriane Ramona Oakes

GRANTOR:Laurellia Juanita Bielby

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

41
20 NS

RECEIVED
MAY 05 2006

BY: *JB*

Return to: Pacific Power
1950 Mallard Lane
Klamath Falls, Oregon 97601

CC#: 11176 WO#: 02808323

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Laurianne Ramona Oakes and Laurellia Jaunita Bielby, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 20 feet in width and 1310 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits, along the general course now located by Grantee on, over 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 and B attached hereto and by this reference made a part hereof:

Said property generally located in the SE 1/4 of the NW 1/4 of Section 6, Township 41 S, Range 12 E, of the Willamette Meridian and more specifically described in Volume M05, Page 13525 in the official records of Klamath County.

Assessor's Map No. R4112-00600-00500 Tax Parcel No. 00600

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 and adjacent lands 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, 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 1 day of May, 2006

Laurianne Ramona Oakes
Grantor(s) Laurianne Ramona Oakes

Laurellia Jaunita Bielby
Grantor(s) Laurellia Jaunita Bielby

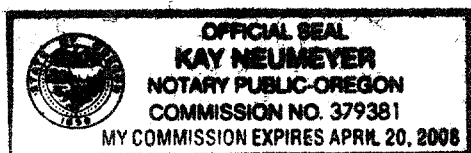
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On May 1, 2006 before me, Kay Neumeier, Notary Public,
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Laurianne Ramona Oakes and Laurellia Jaunita Bielby
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

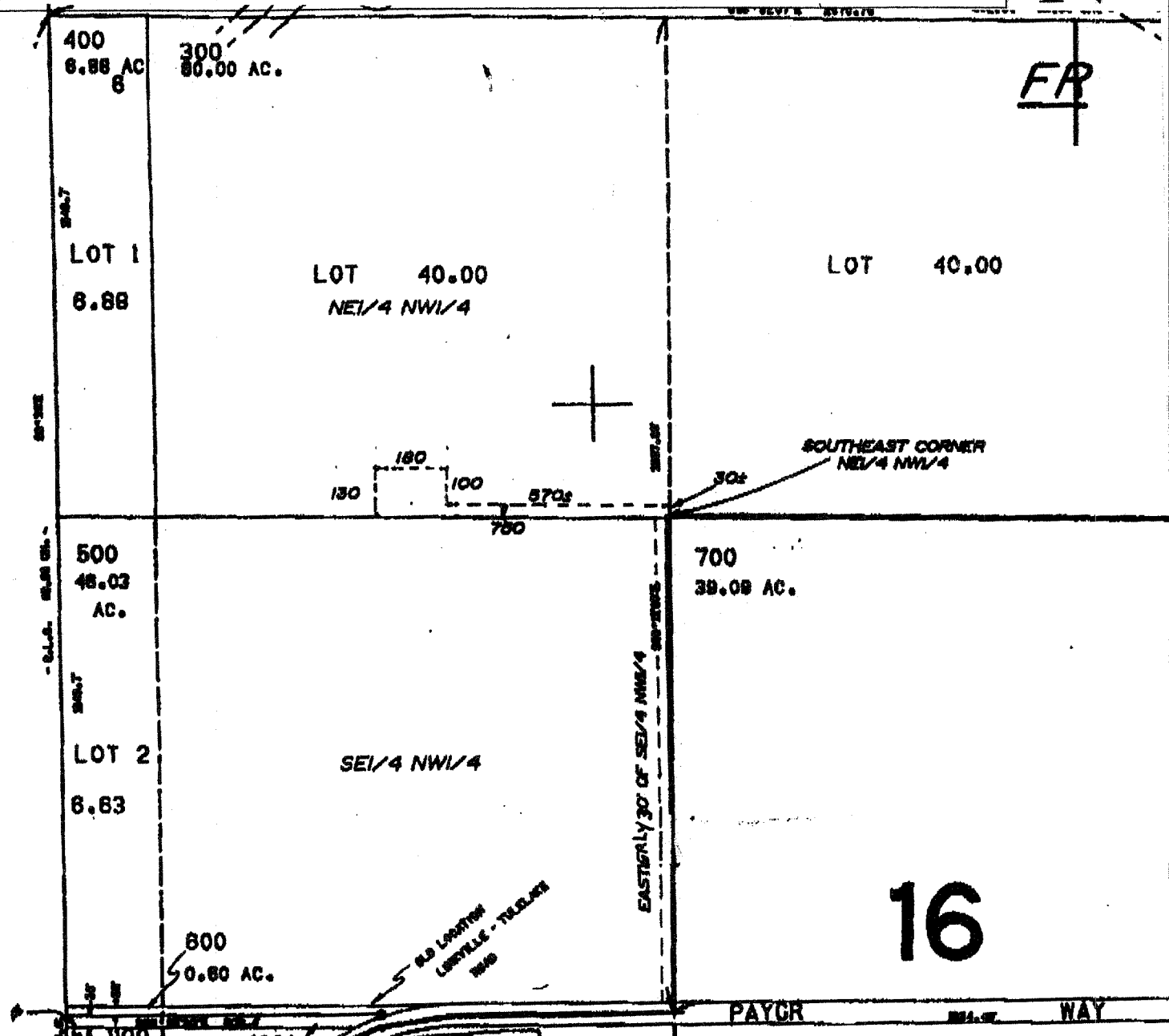


WITNESS my hand and official seal.

Kay Neumeier
SIGNATURE OF NOTARY

Property Description

Section: SE 1/4 NW 1/4 Township: 41 (N or S) Range: 12 (E or W) W Meridian
County: Klamath State: OR
Parcel Number: R 4112 00600-00500



CC#: 11176 WO#: 2808323
Landowner Name: LAURIANE OAKS
LAURELLA BICKLEY
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: N/A

05 APR 1 AM 11:42

Vol M05 Page 13525

Christy McAuliffe

Grantor's Name and Address
Lauriane Ramona Oakes and
Laurellia Juanita Bielby

Grantee's Name and Address

Any recording, return to grantor, Address, Zip:
Ramona Oakes & Juanita Bielby
26711 Payne Way, Malibu
CA 90263-32

Until requested otherwise, send all tax statements to grantor, Address, Zip:

Ramona Oakes & Juanita Bielby
26711 Payne Way, Malibu, CA
90263-32

State of Oregon, County of Klamath
Recorded 03/01/2005 11:42 AM
Vol M05 Pg 13525-26
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Christy McAuliffe

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lauriane Ramona Oakes and Laurellia Juanita Bielby, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

As shown on Exhibit "A" attached hereto
And made a part hereof as though fully set forth.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 2.28.05; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 SET FORTH IN ORS 30.030.

Christopher M. McAuliffe

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 2.28.05
by Christopher McAuliffe

This instrument was acknowledged before me on

by

as

of

Donna K. Johnson

Notary Public for Oregon

My commission expires May 17, 2008

EXHIBIT B

13526

NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 41 South, Range 12 E.W.M. SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, and a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Twp. 40 S., R. 12 E.W.M., more particularly described as follows: Beginning at an iron pin on the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence North along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31 a distance of 1320.0 feet to an iron pin on the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31; thence East along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31 a distance of 330 feet, more or less, to the Easterly right-of-way line of Shasta View Unit No. 4 Canal; thence Southerly and Westerly along the Easterly and Southerly right-of-way line of said canal to its intersection with the point of beginning, all in Twp. 40 S., R. 12 E.W.M. Government Lots 1 and 2 and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 6, Twp. 41 South, Range 12 E.W.M., EXCEPT the following described tract: The South 30 feet of Government Lot 2; and that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ particularly described as follows: Beginning at the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, and running thence East along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to its point of intersection with the Northerly right-of-way line of the County Road, as now laid out and established; thence Northerly along said Northerly right-of-way line to its point of intersection with a line 30 feet North, measured at right angles, of the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence West, parallel with the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 30 feet to the point of beginning; and Lots 2, 3 and 4 of Sec. 31, Twp. 40 S., R. 12 E.W.M.

SUBJECT TO: Acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Trusteeship for easements, rights-of-way, or conveyances in Shasta View Irrigation District, recorded May 9, 1945, in Mortgage Vol. 91 at page 573, Records of Klamath County, Oregon, as modified by a Partial Release recorded Sept. 26, 1949, in Mortgage Vol. 129 at page 95, Records of Klamath County, Oregon; Rights-of-way to The California Oregon Power Company, a California Corporation, recorded July 6, 1945, in Deed Vol. 177 at page 479, Records of Klamath County, Oregon, and recorded July 16, 1945, in Deed Vol. 177 at page 473, Records of Klamath County, Oregon; Water Users Contract recorded Nov. 21, 1949, in Mortgage Vol. 129 at page 505, Records of Klamath County, Oregon; Lien claimed by U. S. A. by Department of Agriculture, Farmers Home Administration, by virtue of a Water Facilities Loan Agreement, against land within boundaries of Shasta View Irrigation District, recorded April 24, 1951, in Mechanic Lien Book 11 at page 7, Records of Klamath County, Oregon; Rights of the public in and to that portion of the herein described property lying within the limits of roads and highways; Mortgage, recorded Feb. 25, 1952, in Mortgage Vol. 209 at page 139, Records of Klamath County, Oregon, which said mortgage grantee does not assume and grantor do accept and agree to hold grantee harmless therefrom.

EXHIBIT B

Exhibit "A"
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