

RECORDING REQUESTED BY:

GRANTOR: Ken Pedersen

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

2006-017936

Klamath County, Oregon



00003055200600179360050055

09/06/2006 12:27:20 PM

Fee: \$41.00

RIGHT OF WAY EASEMENT

Return to: ***Pacific Power***
1950 Mallard Ln.
Klamath Falls, Or.

CC#: 11176 WO#: 002515823

RIGHT OF WAY EASEMENT

For value received, ***Ken Pedersen***, ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way **3' Width** feet in width and **10'** 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: guys and anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors 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 & B** attached hereto and by this reference made a part hereof:

S.E. ¼ S.E. ¼ SECTION 33 TOWNSHIP 38 S. RANGE 9 E. W.M.
Said easement for guy lead and anchor only.

Assessor's Map No. R-3809-033DD-15400-000 Parcel No. 15400

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 therefor) 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, material or vegetation 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 10th day of April, 2006.

Ken Pedersen
Ken Pedersen

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 10, 2006 (date) by
Ken Pedersen (Grantor (s) Name).

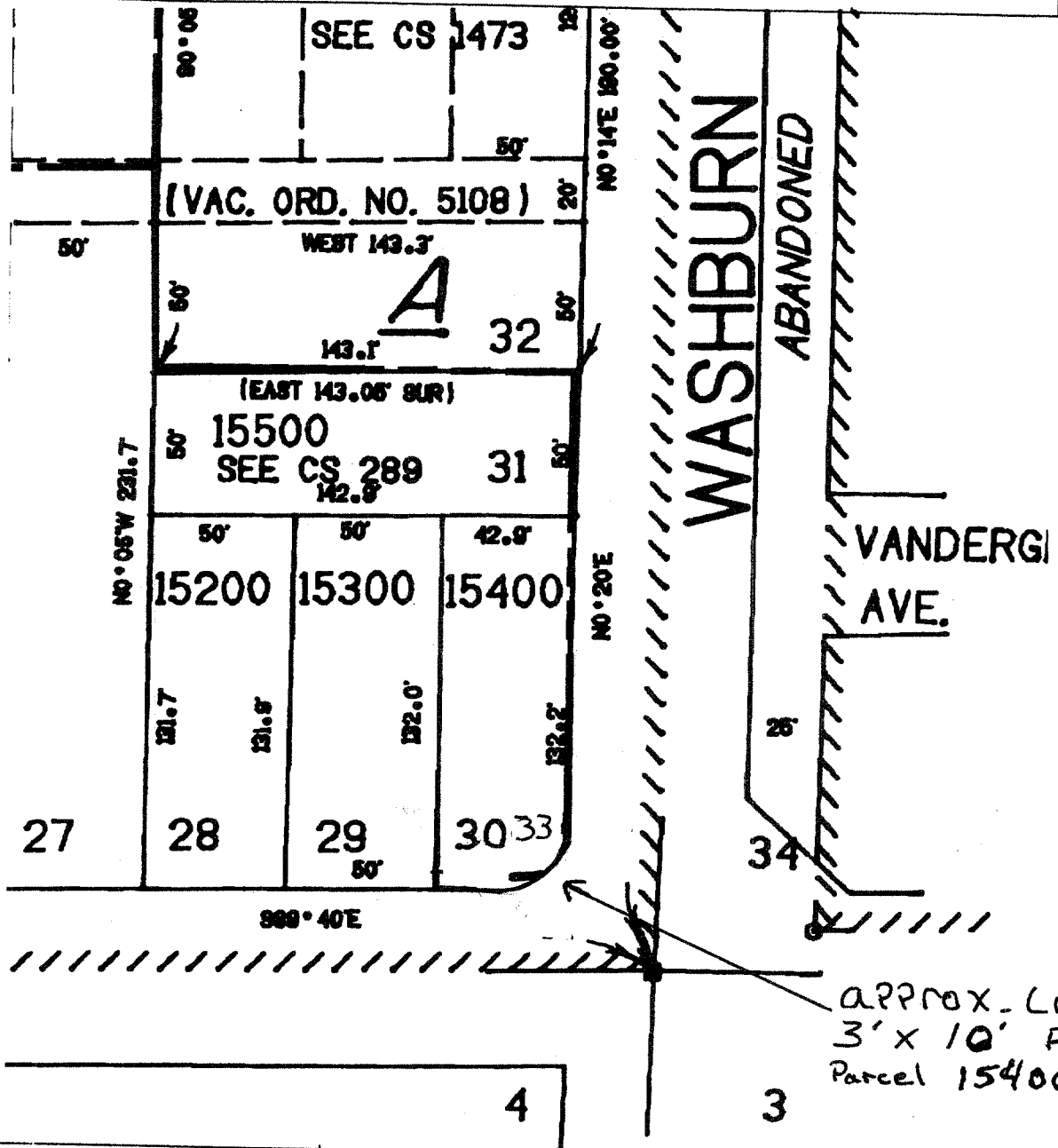
Rita F. Collins (Signature of Notarial officer)
12-12-06 (My commission expires: Date)

(Seal)



Property Description

SE 1/4 SE 1/4
Section: 33 Township: 38 S (N or S), Range: 9 E (E or W) Willamette Meridian
County: Klamath State: OR
Parcel Number: R-3809-03300-15400-000



CC#: 11176 WO#: 002515823

Landowner Name: K. Pedersen

Drawn by: Birch

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.T.S.

Property Description

03 OCT 28 PM 3:29



525 Main Street
Klamath Falls, Oregon 97601

Phone (541) 884-5137 • Fax (541) 883-9868

Vol M03 Page 80077

State of Oregon, County of Klamath
Recorded 10/28/03 3:29 p. m
Vol M03 Pg 80077
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Kenneth Pedersen
1901 So. 6th St.

Klamath Falls, OR 97601 ATC 58148

Special Warranty Deed

STEVEN M. CARSON AND HENRIETTA JOANNE CARSON, husband and wife

, Grantor, conveys and specially warrants to

KENNETH PEDERSEN

, Grantee, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows:

Lots 28, 29, 30, and 31, Block 310, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: Zoning ordinances, building restrictions, taxes due and payable for the current tax year, reservations in federal patents and state deeds, easements and rights of way of record, and use and encroachments apparent on the land.

The true consideration for this conveyance is \$ 385,000.00 (here comply with the requirements of ORS 93.030)

KP
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: October 28, 2003

Steven M. Carson

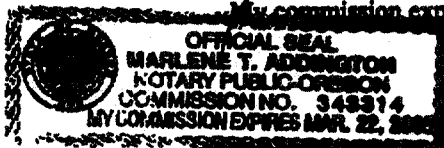
Henrietta Joanne Carson

State of Oregon, County of Klamath } as:

This instrument was acknowledged before me on the 28th day of October, 2003
by **STEVEN M. CARSON AND HENRIETTA JOANNE CARSON, husband and wife**

Until a change is requested all tax statements
shall be sent to the following address:
as shown above

Marlene T. Addington
Notary Public for the State of Oregon
My commission expires 3/22/2005



CC#: WO#: 11176 2515823

Landowner Name: R. PEDERSEN

EXHIBIT B

PACIFIC POWER
A PACIFICORP COMPANY