

**2006-017937**

**Klamath County, Oregon**

RECORDING REQUESTED BY:

GRANTOR: Thomas L. Newcomb  
and Lina G. Newcomb



00003056200600179370040046

09/06/2006 12:28:55 PM

Fee: \$36.00

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

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## **RIGHT OF WAY EASEMENT**

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

CC#: 11176 WO#: 002834356

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Thomas L. Newcomb and Linad G. Newcomb, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 25 feet in width and 350 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:

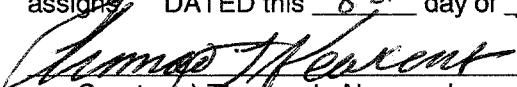
Said property generally located in the NW 1/4 of Section 20, Township 40S, Range 8E, of the Willamette Meridian and more specifically described in Volume M02, Page 33788 in the official records of Klamath County.

Assessor's Map No. 40 08010A0-1800 Tax Parcel No. 1800

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 8<sup>th</sup> day of JUNE, 2006.

  
Grantor(s) Thomas L. Newcomb

  
Grantor(s) Linad G. Newcomb

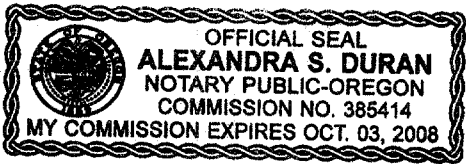
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of OREGON }  
County of JACKSON } ss

On 6-8-2006 before me, Alexandra S. Duran, Notary Public  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Thomas L. Newcomb and Lina G. Newcomb  
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

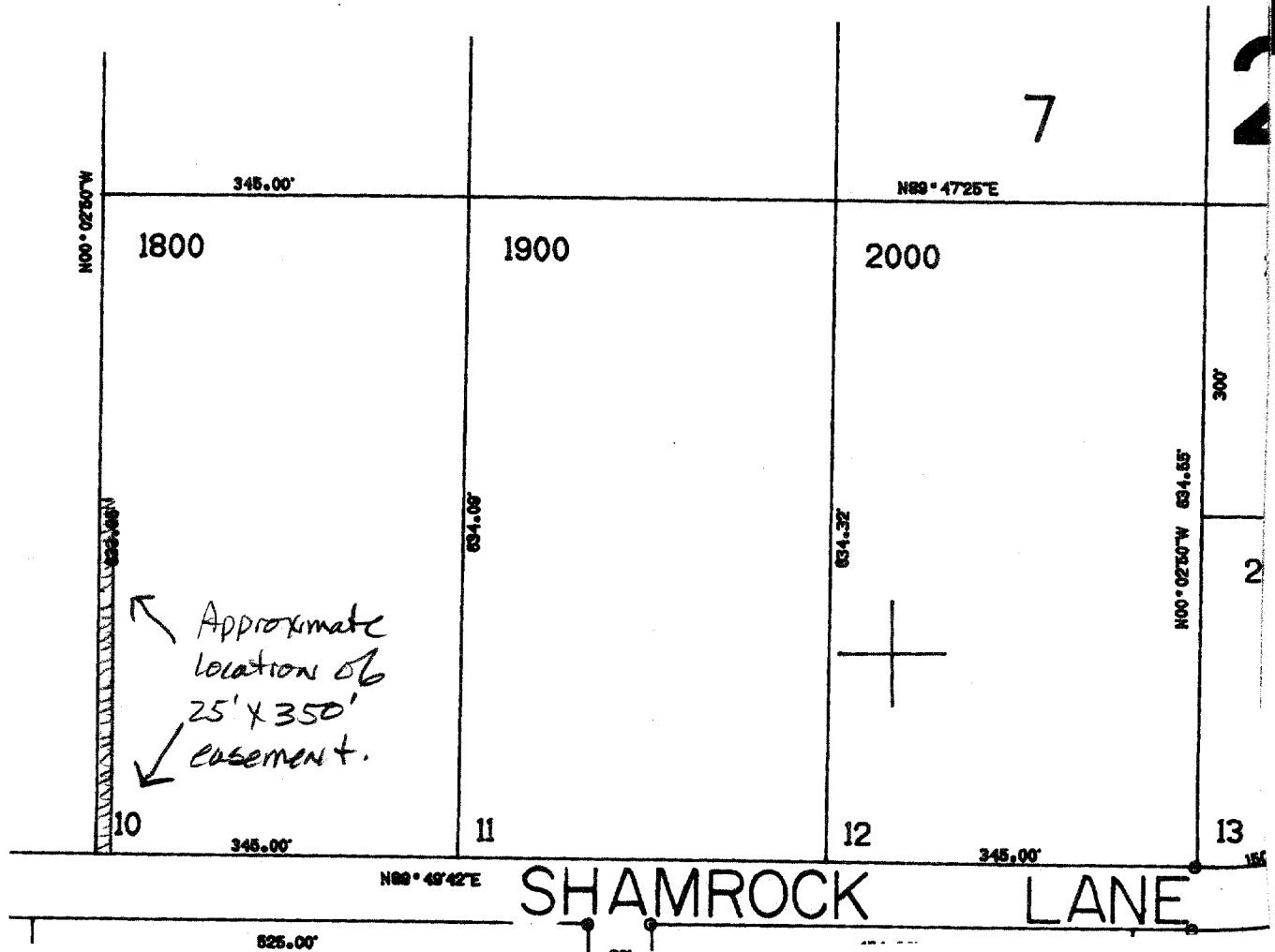


WITNESS my hand and official seal.

  
SIGNATURE OF NOTARY

## Property Description

Section: 20 Township: 40 (N or S), Range: 8E (E or W) Willamette Meridian  
County: Klamath State: OREGON  
Parcel Number: 1800



# 11176 WO#: 02834356

Landowner Name: Newcomb

Drawn by: M. Collins

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: NONE

## Property Description



THIS SPACE RESERVED FOR RECORDER'S USE  
MTC 57023-PS

After recording return to:

THOMAS L. NEWCOMB  
2233 Kings Highway  
Medford, OR 97501

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

THOMAS L. NEWCOMB  
2233 Kings Highway  
Medford, OR 97501

Escrow No. MT57023-PS  
Title No. \_\_\_\_\_

Vol M02 Page 33788

State of Oregon, County of Klamath  
Recorded (KG/10/20)12 11:07 a. m.  
Vol M02, Pg 33788  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

'02 JUN 10 AM 11:07

## WARRANTY DEED

SHAMROCK DEVELOPMENT COMPANY, an Oregon corporation,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THOMAS L. NEWCOMB and LINA G. NEWCOMB, 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:

Lot 10, Block 7, TRACT 1083, CEDAR TRAILS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

KEY #624408

MAP #4008-010A0-01800

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.

The true and actual consideration for this conveyance is \$ 19,000.00.

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 7th day of JUNE, 2002

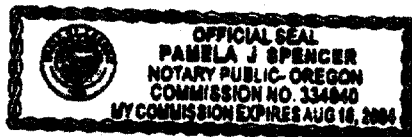
SHAMROCK DEVELOPMENT COMPANY  
BY: Robert J. Mullen

ROBERT J. MULLEN, PRESIDENT

State of Oregon  
County of Klamath

This instrument was acknowledged before me on June 7, 2002 by  
ROBERT J. MULLEN AS PRESIDENT OF SHAMROCK DEVELOPMENT COMPANY.

Pamela Spencer  
(Notary Public for Oregon)  
My commission expires 8/16/2004



CC#: WO#: 11176 02834356

Landowner Name: Newcomb

CH. 2.2

## EXHIBIT B



**PACIFIC POWER**  
A PACIFICORP COMPANY