

2006-017939

Klamath County, Oregon

RECORDING REQUESTED BY:

GRANTOR: Lynn R. Pope
GRANTOR:



00003058200600179390050056

09/06/2006 12:29:47 PM

Fee: \$41.00

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
MAR 06 2006

BY: lw 1144

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

CC#: 11176 WO#: 02728956

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Lynn R. Pope, ("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 1,340 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 NE 1/4 of Section 14, Township 41S, Range 10E, of the Willamette Meridian and more specifically described in Volume M88, Page 18301-18302 in the official records of Klamath County.

Assessor's Map No. R-4110-01400-00100-000 Tax Parcel No. 00100

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 3 day of March, 2006.

Lynn R. Pope
Grantor(s) Lynn R. Pope

Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

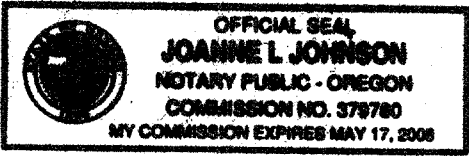
State of Oregon }
County of Klamath } ss

On March 3, 2006 before me, Joanne L. Johnson, Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Lynn R. Pope
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.

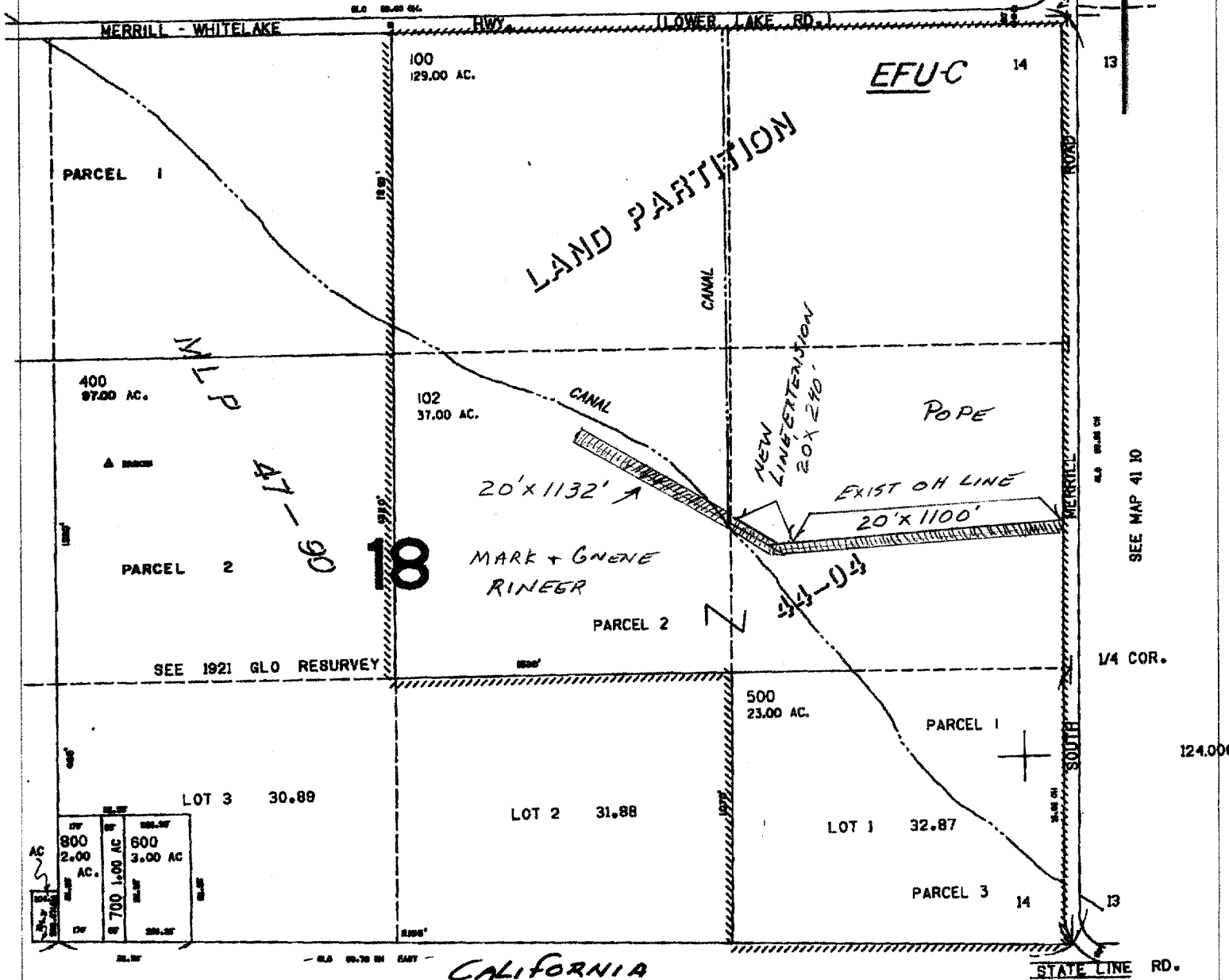


Joanne L. Johnson
SIGNATURE OF NOTARY

Property Description

Section: 14 Township: 41 (N of S) Range: 10 (E or W) W Meridian
County: Klamath State: OR.
Parcel Number: R-4110-01400-00100

SEE MAP 41-10-II



CC#: 11176 WO#: 2728956

Landowner Name: LYNN R. POPE

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:

93216

STATE OF OREGON Vol. mer Page 18301

WHEN RECORDED MAIL TO:

LYNN R. POPE
HC-62, BOX 28
MERRILL, OREGON 97633

MAIL TAX STATEMENTS TO:

LYNN R. POPE
HC-62, BOX 28
MERRILL, OREGON 97633(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded
in book _____ on page _____ or as
filing fee number _____. Rec-
ord of Deeds of said County.
Witness my hand and seal of County
affixed._____
Title
By _____ Deputy

WARRANTY DEED

DONALD L. POPE and JANE RAY POPE, as tenants in common,

GRANTOR, convey and warrants to

LYNN R. POPE,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

NE1/4 and Lot 1 of Section 14, T. 41 S., R. 10 E.W.M.

SUBJECT TO:

1. 1988-89 taxes, now a lien, but not yet payable.
2. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
3. Rules, regulations, liens, assessments, contracts, rights of way easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District.
4. Any unpaid charges or assessments of Klamath Basin Improvement District.

(CONTINUED ON REVERSE SIDE HEREOF)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 82,000.00 . XXXXXXXX
the actual consideration consists of or includes other property or value given or promised which is (part & parcel) hereof. XXX
XXXXXXXXXX

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 19 day of Oct., 19 88.

DONALD L. POPE

JANE RAY POPE

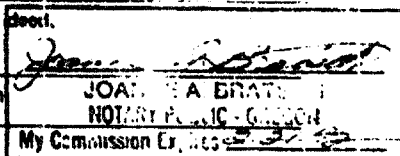
STATE OF OREGON, County of Multnomah) ss.

Personally appeared the above named

DONALD L. POPE and JANE RAY POPEand acknowledged the foregoing instrument to be their voluntary act and deed.

(Official Seal)

Before me:

Notary Public for Oregon
My commission expires

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knips
Attorneys at Law
636 Main Street
Klamath Falls, Oregon 97601

EXHIBIT "B"

REAL PROPERTY DESCRIPTION (CON'T.):

5. Reservations and Restrictions, including the terms and provisions thereof, from United States of America to George L. Lesley, recorded November 1, 1897, in Volume 10, Page 601, Deed records of Klamath County, Oregon. (Affects Lot 1)
6. Reservations and Restrictions, including the terms and provisions thereof, from United States of America to Albert V. Whitney, recorded February 13, 1900, in Volume 12, Page 549, Deed records of Klamath County, Oregon. (Affects NE1/4)
7. Right of way, including the terms and provisions thereof, from J. Leland Pope and Mary I. Pope, his wife, to the California Oregon Power Company, a California corporation, dated March 18, 1943, recorded March 30, 1943, in Volume 154, Page 129, Deed records of Klamath County, Oregon.
8. Rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 28th day
of Oct. A.D. 19 88 at 2:22 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 18301
Evelyn Biehn . County Clerk
By Danley Mulholland

FEE \$13.00

EXHIBIT "B"