

2006-018958

Klamath County, Oregon



00004279200600189580040040

09/21/2006 09:58:54 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Roger W. Chancellor

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

Rt
ok

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OVERHEAD RIGHT OF WAY EASEMENT

For value received, Roger W. Chancellor, ("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 30 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 Section 15, Township 39S, Range 9E, of the Willamette Meridian and more specifically described in Volume M04, Page 42510 in the official records of Klamath County.

Assessor's Map No. Tax Parcel No.

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 Aug day of Aug, 2006.

Grantor(s) Roger W. Chancellor

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon County of Klamath } ss }

On August 11, 2006 before me,

Name, Title or Officer (eg Jane Doe, Notary Public)

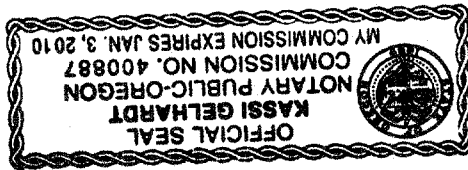
personally appeared _____

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 of which the person(s) acted, executed this instrument

WITNESS my hand and official seal.

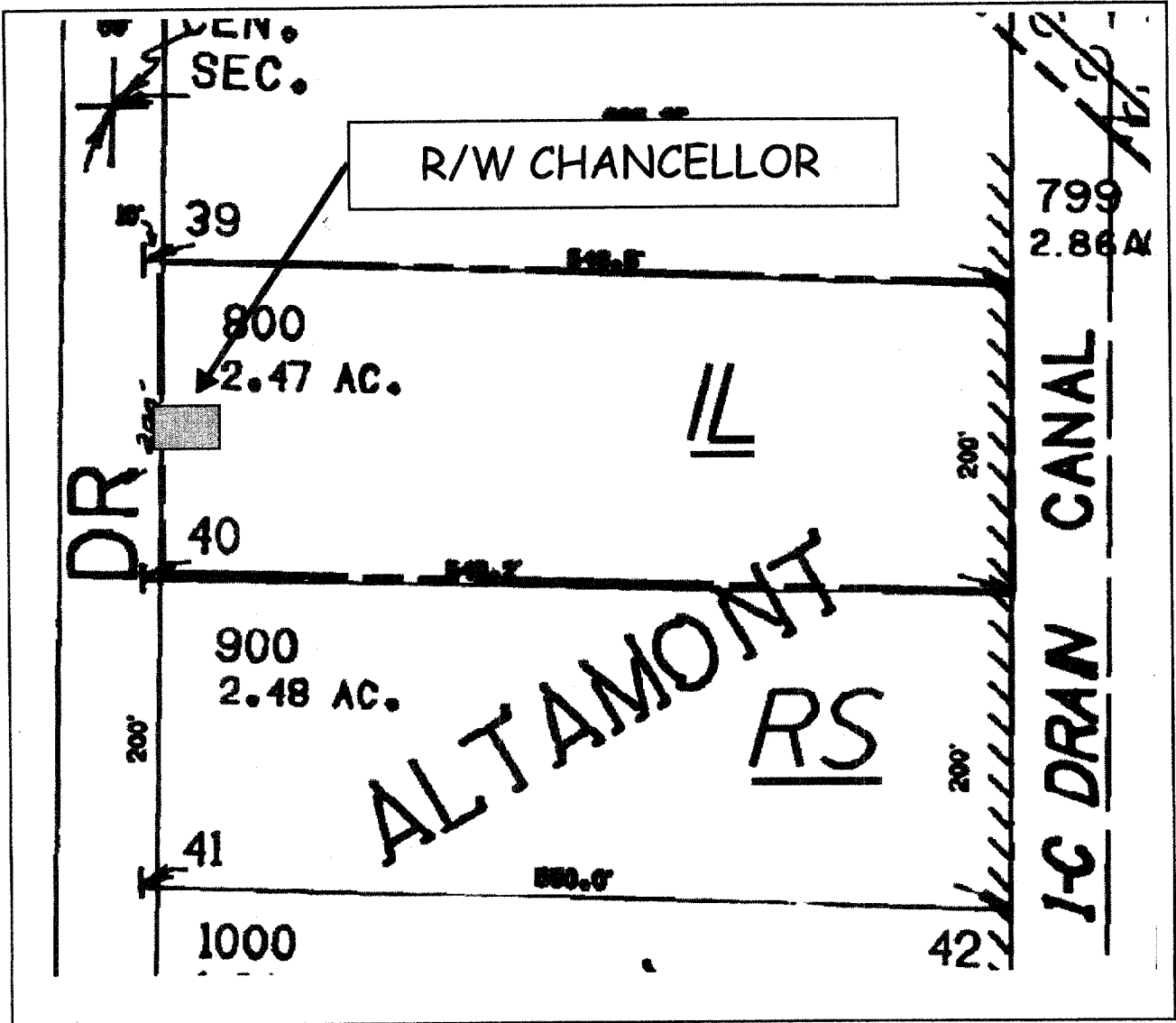
SIGNATURE OF NOTARY



Kassie Gelhardt

Property Description

Section: 15 Township: 39S Range: 9E
WILLAMETTE Meridian
County: KLAMATH State: OREGON
Parcel Number: Tract No. 40, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County Oregon.



CC#:11176 WO#:2826087	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.
Landowner Name: CHANCELLOR	
Drawn by: HINKEL	
EXHIBIT A	PacifiCorp SCALE: NTS

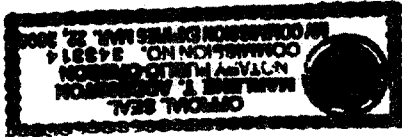
EXHIBIT B

PACIFIC POWER
A PACIFICORP COMPANY

CC#: 11176 D2826D87
Landowner Name: *Chambers*

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SEE VOUCHER FORM 20000000 Rev. 01/2007



Order No.: 00058871
Klamath Falls, OR 97601
525 Main Street
TITLE & ESCROW, INC.
Aspen

STATE OF OREGON, County of Klamath) ss.
On June 29, 2004, personally appeared the above named KEVIN J. BEDNAR and CLAUDIA K. BEDNAR, and acknowledged the foregoing instrument to be their voluntary act and deed.
This document is filed at the request of:
both for himself and as attorney in fact for Kevin J. Bednar
Before me: *[Signature]*
Notary Public for Oregon
My commission expires: March 22, 2005
Official Seal

KEVIN J. BEDNAR
[Signature]
CLAUDIA K. BEDNAR
[Signature]

Dated June 25, 2004.

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.

The true and actual consideration for this transfer is \$50,000.00.
(here comply with the requirements of ORS 33.930)
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

herefore deeded for road purposes.
Tract No. 40, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. LESS a strip of land 10 feet wide along the Westerly boundary line
Oregon, described as:
KEVIN J. BEDNAR and CLAUDIA K. BEDNAR, herein called Grantors, convey(s) to ROGER W. CHANCELLOR, herein called Grantee, all that real property situated in the County of KLAMATH, State of

WARRANTY DEED
(INDIVIDUAL)

After Recording Return to:
ROGER W. CHANCELLOR
5437 Altamont Drive
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
ROGER W. CHANCELLOR
as above

State of Oregon, County of Klamath
Recorded 06/30/2004 10:47 a.m.
Vol 1004 Pg 42510
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Vol 1004 Page 42510

Property Description

JUN 10:47 AM