

2006-018959
Klamath County, Oregon



00004280200600189590040045

09/21/2006 09:59:24 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Sonberg Company, LLC
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

Pr
ole

RIGHT OF WAY EASEMENT

RECEIVED
JUN 14 2006

BY:.....

36

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Sonberg Company, LLC ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 15' (20'x20' area for transformer) feet in width and 380 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults on, across, 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:

Said property generally located in the SW 1/4 of SW 1/4 of Section 3 Township 39S Range 9E of the Williamette Meridian and more specifically described in Volume M04 Page 27284 in the official records of Klamath County.

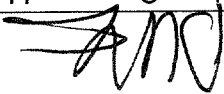
Assessor's Map No. R-3909-003cc-00101 Tax Parcel No.

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 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, 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 5TH day of JUNE, 2006.


Sonberg Company, LLC (Grantor)

(Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon

County of Deschutes

On June 5th, 2006

}
} ss
}

before me,

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

D.L. Peterson

personally appeared

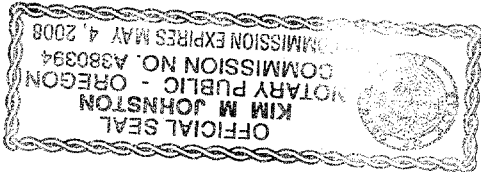
Name(s) of Signer(s)

☒ personally known to me

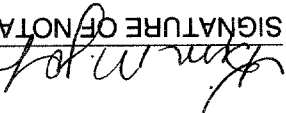
☐ OR ~

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 which the person(s) acted, executed this instrument

WITNESS my hand and official seal.

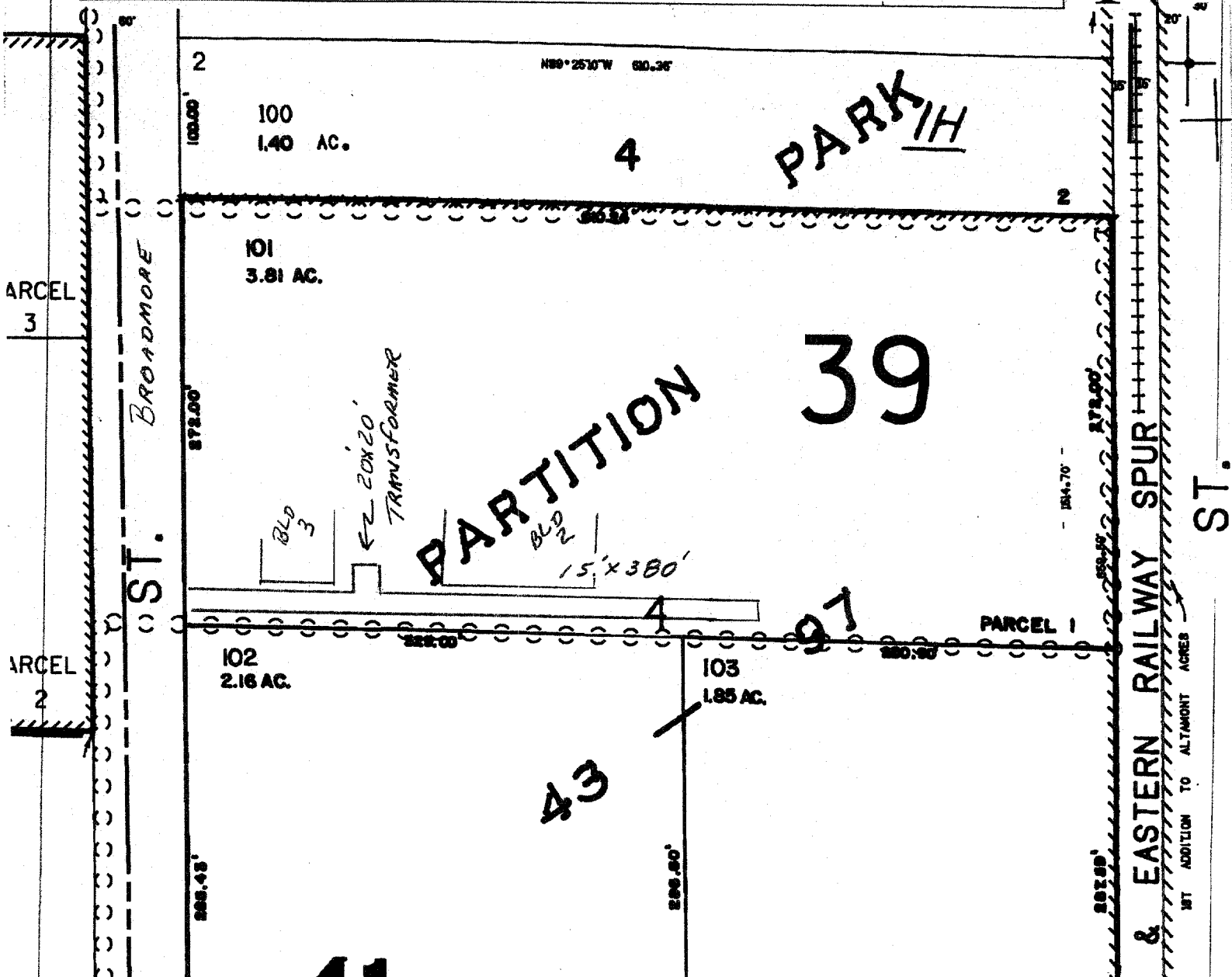


SIGNATURE OF NOTARY



Section: 3 Township: 39 (N or S) Range: 9 (E or W) W Meridian
County: KIAMATH State: _____
Parcel Number: R-3909-003CC-0101

Section: 3 Township: 39 (N or S) Range: 9 (E or W) W Meridian
County: KIAMATH State: _____
Parcel Number: R-3909-003CC-0101



Landowner Name: SONBERG Co.

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: *NA*

State of Oregon, County of Klamath
Recorded 10/25/04 3:18 PM
Vol M04 Pg 72784-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



14 OCT 25 PM 3:18

After recording return to:

Sonberg Company, LLC, an Oregon Limited

Liability Company

PO Box 62

Bend, OR 97709

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

Sonberg Company, LLC, an Oregon Limited

Liability Company

PO Box 62

Bend, OR 97709

Escrow No. MT66768-KR

STATUTORY WARRANTY DEED

MCX, Inc., Grantor(s) hereby convey and warrant to Sonberg Company, LLC, an Oregon Limited Liability Company, Grantor(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

Parcel 1 of Land Partition 43-97, said Land Partition being a portion of Lot 2 in Block 4 of TRACT 1080 - WASHBURN PARK situated in the SW1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; TOGETHER WITH an easement for vehicular and public utility access as described in instrument dated August 28, 1997, recorded September 10, 1997 in Volume M97, page 29569, Microfilm Records of Klamath County, Oregon, and granted as an appurtenance to the herein described property in deed recorded October 28, 1997 in Volume M97, page 35443, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for access as described in instrument dated August 28, 1997, recorded September 11, 1997 in Volume M97, page 29720, Microfilm Records of Klamath County, Oregon, and conditionally granted as an appurtenance to the herein described property in deed recorded October 28, 1997 in Volume M97, page 35443, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-003CC-00101-000

Key No: 882743

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$155,000.00.

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 25th day of October 2004

MCX, Inc.

BY: *Handwritten signature*

Pamela S. Dugan, President

EXHIBIT "B"