

2006-020597

Klamath County, Oregon



00006191200600205970040042

10/13/2006 08:54:10 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Judy Lee Erickson

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED

AUG 21 2006

BY: JB

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

CC#: 11176 WO#: 02871812

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Judy Lee Erickson, ("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 220 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 Section 21, Township 35S, Range 10E, of the Willamette Meridian and more specifically described in Volume M05, Page 69913 in the official records of Klamath County.

Assessor's Map No. 3510-021D0-02600-000 Tax Parcel No. 261656

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 18 day of Aug, 2006.

Judy Lee Erickson
Grantor(s) Judy Lee Erickson

Grantor(s)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

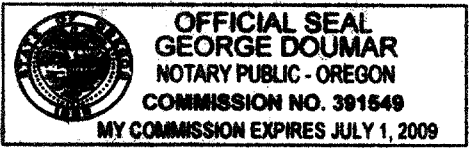
State of Oregon }
County of Klamath } ss

On August 18, 2006 before me, George Doumar
Name, Title of Officer (eg Jane Doe, Notary Public)

personally appeared Judy Lee Erickson
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

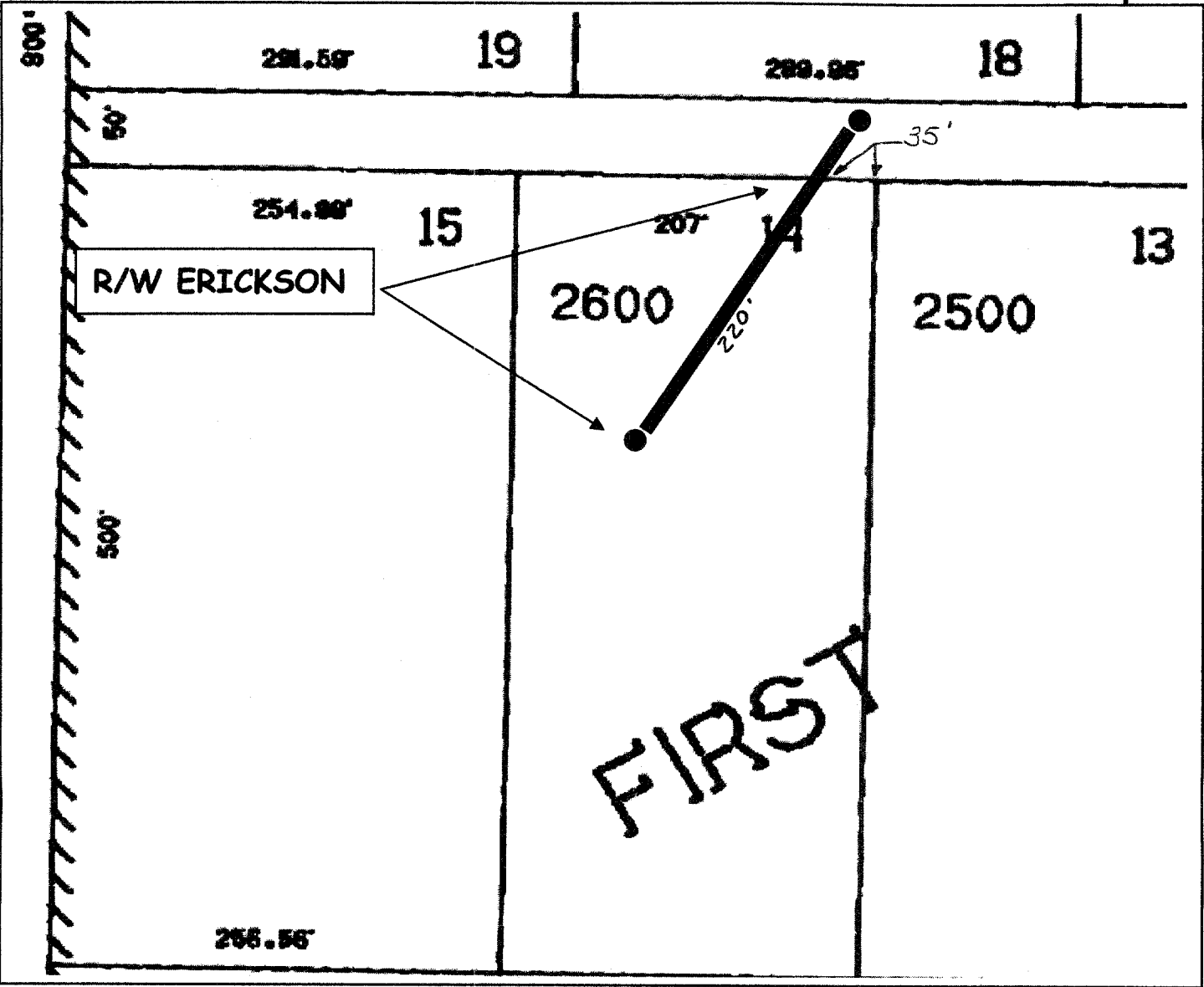
WITNESS my hand and official seal.



George Doumar
SIGNATURE OF NOTARY

Property Description

Section: 21 Township: 35S Range: 10E
WILLAMETTE Meridian
County: KLAMATH State: OREGON
Parcel Number: LOT 14 in Block 29 of FIRST ADDITION TO KLAMATH FOREST
ESTATES according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.



CC#:11176	WO#:2871812
Landowner Name: ERICKSON	
Drawn by: HINKEL	
EXHIBIT A	

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.

PacifiCorp

SCALE: NTS

Property Description

M05-69913
Klamath County, Oregon
11/28/2005 02:53:35 PM
Pages 1 Fee: \$21.00

After recording return to:
Judy Lee Erickson
P.O. Box 34
Sprague River, OR 97639

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

Judy Lee Erickson
P.O. Box 34
Sprague River, OR 97639

Escrow No. MT71727-KR
Title No. 0071727

SWT

STATUTORY WARRANTY DEED

George A. Landon, Grantor(s) hereby convey and warrant to Judy Lee Erickson, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 12, 13, 14, and 15 in Block 29 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:	3510-021D0-02400-000	Key No:	261674
Tax Account No:	3510-021D0-02500-000	Key No:	261665
Tax Account No:	3510-021D0-02600-000	Key No:	261656
Tax Account No:	3510-021D0-02700-000	Key No:	261647

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 \$20,500.00.

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.

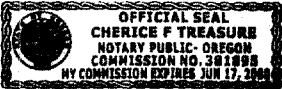
Dated this 12 day of Oct, 2005

George A. Landon

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 12, 2005 by George A. Landon.

Cherice J. Treane
(Notary Public for Oregon)



My commission expires 6/17/2008

CC#: 11176

WO#: 2871812

NAME: ERICKSON

DRAWN BY: HINKEL

EXHIBIT B

PacifiCorp

SCALE: NTS

SHEET 1 OF 1