

2006-020598

Klamath County, Oregon



00006192200600205980040049

10/13/2006 08:59:11 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Gregory B. Bulkley and
Jacqueline R. Graham

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
SEP 18 2006

BY: JB

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

CC#: 11176 WO#: 02781787

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Gregory B. Bulkley and Jacqueline R. Graham, ("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 360 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 attached hereto and by this reference made a part hereof:

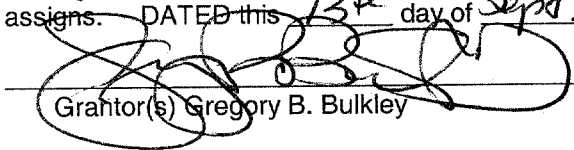
Said property generally located in the SE ¼ of NE ¼ of Section 01, Township 36S, Range 13E, of the Willamette Meridian and more specifically described in Volume M04, Page 58915 in the official records of Klamath County.

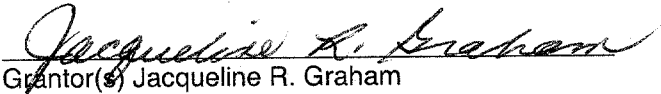
Assessor's Map No. R-3613-00000-00200-000 Tax Parcel No. 00200

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 13th day of Sept., 2006


Grantor(s) Gregory B. Bulkley


Grantor(s) Jacqueline R. Graham

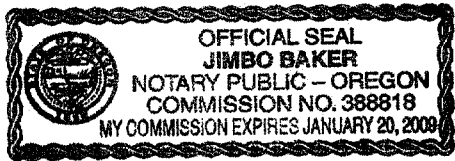
INDIVIDUAL ACKNOWLEDGEMENT

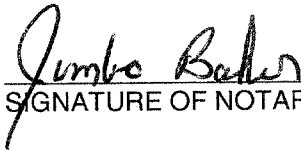
State of OREGON }
County of KLAMATH } ss

On SEPT. 13, 2006 before me, Jimbo Baker
Name/Title or Officer (eg Jane Doe, Notary Public)
personally appeared Gregory B. Bulkley and Jacqueline R. Graham
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

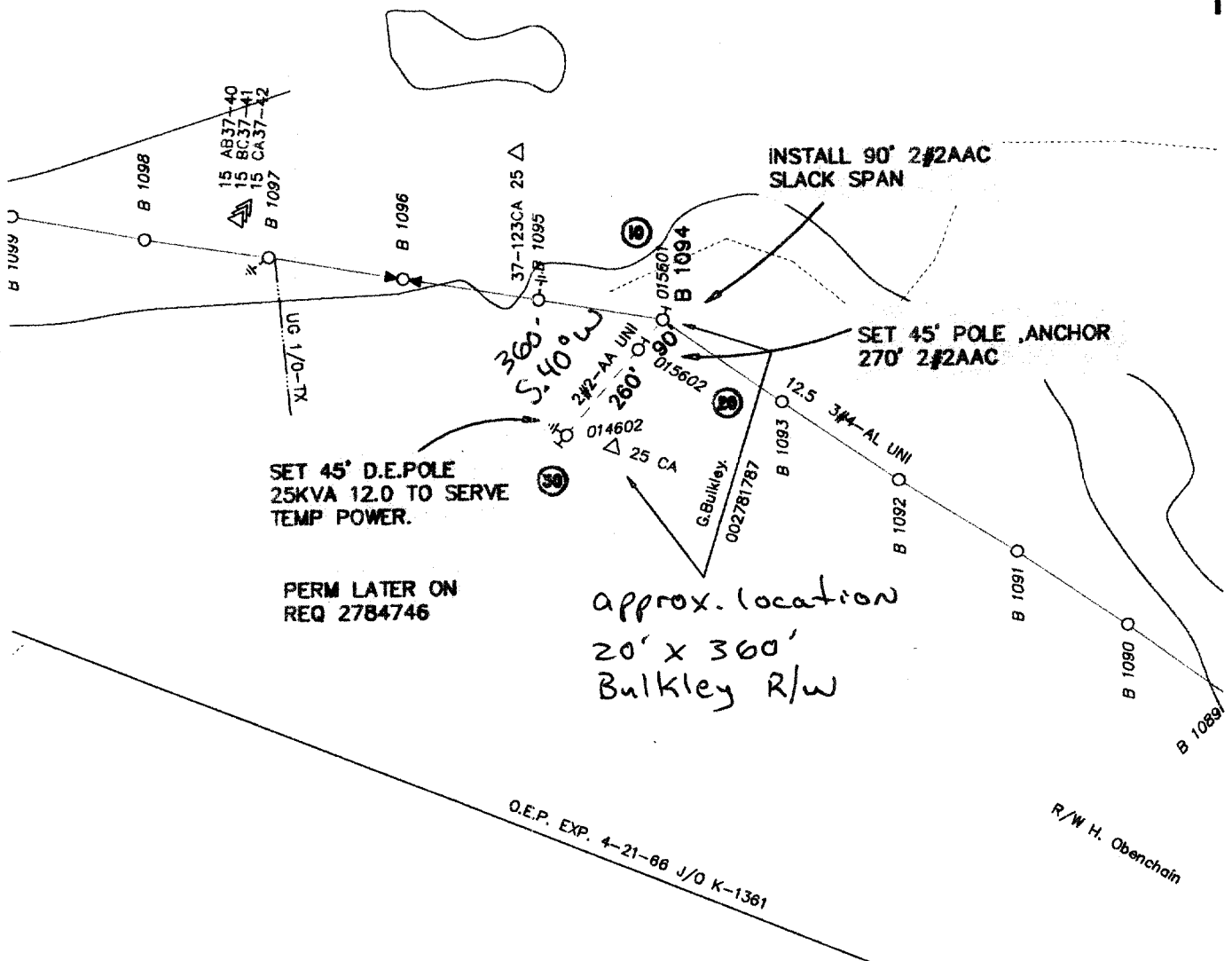
WITNESS my hand and official seal.




SIGNATURE OF NOTARY

Property Description

Quarter: SE 1/4 Quarter: NE 1/4 Section: 1 Township 36 (N or S)
Range 13 (E or W), Willamette Meridian
County: Klamath State: OR
Parcel Number: 00200



CC# WO#
11176 002781787

Landowner Name: G. Bulkley

Drawn by: Bill Orde

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

04 SEP 2 PM 3:08



WJC - 652 49 KR

Vol M04 Page 58915

Property Description

Gregory B. Bulkley
707 E. BELFAST RD.
SPARKS, MD 21152

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

Gregory B. Bulkley
707 E. BELFAST RD.
SPARKS, MD 21152

Escrow No. MT65249-KR

State of Oregon, County of Klamath
THIS SPACE RESERVE Recorded 09/02/04 3:08 P m
Vol M04 Pg 58915-16
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

POWELL-ROSEBERRY LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to Gregory B. Bulkley & Jacqueline R. Graham, husband and wife, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$960,000.00.

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 3rd day of Aug, 2004

POWELL-ROSEBERRY LLC

BY: Lloyd W. Powell
LLOYD W. POWELL, MEMBER

BY: Garrett L. Roseberry
GARRETT L. ROSEBERRY, MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 3, 2004 by LLOYD W. POWELL AND GARRETT L. ROSEBERRY, AS MEMBERS OF POWELL-ROSEBERRY LLC, AN OREGON LIMITED LIABILITY COMPANY.



UMA DAVIS
(Notary Public for Oregon)

CC#: 11176

My commission expires 12/20/06

WO#: 002781787

NAME: Greg Bulkley

DRAWN BY: Birchaden

EXHIBIT B

PacifiCorp

SCALE:
NTS

SHEET OF
2 2

260 am