

2006-021201
Klamath County, Oregon



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10/23/2006 10:29:24 AM

Fee: \$56.00

RECORDING REQUESTED BY:

GRANTOR: Dennis C. Hitt and
Janice Hitt

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

36
2025

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

CC#: 11176 WO#: 02685404

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Dennis C. Hitt and Janice Hitt, ("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 240 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 NW 1/4 of Section 15, Township 39S, Range 10E, of the Willamette Meridian and more specifically described in Volume M03, Page 65373 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 8 day of 25, 2006.

Dennis C. Hitt
Grantor(s) Dennis C. Hitt

Janice Hitt
Grantor(s) Janice Hitt

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } ss

On 8/25/06 before me, Karen Chesney
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Dennis C. Hitt and Janice Hitt
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.

Karen Chesney
SIGNATURE OF NOTARY

Property Description

NIT- 6224912

Vol 102 Page 65373

908 SEP 4 AM 15:35



After recording return to:
DENNIS C. HITT
2200 N. FOX VALLEY RD.
KLAMATH FALLS, OR 97603

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

DENNIS C. HITT
2200 N. FOX VALLEY RD.
KLAMATH FALLS, OR 97603

Escrow No. MT02249-KR

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/04/2003 10:55:00
Vol 102 Pg 65373-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

SHASTA LIVESTOCK AUCTION YARD, INC., a California corporation and BAILEY LIVESTOCK, INC., an Oregon corporation who took title as Bailey Livestock Auction, Inc., an Oregon corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to DENNIS C. HITT and JANE HITT, as tenants by the entirety, Grantor(s) and grantor's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

The E1/2 of the E1/2 of the W1/2 of the NW1/4 and that portion of the E1/2 of the E1/2 of the NW1/4 of the SW1/4 of Section 15, Township30 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, that lies North of Highway 140, also known as Klamath Falls - Lakeview Highway.

Account No.: 2010-01500-00000-000 Key No.: 254616

Grantor is lawfully seized in fee simple of the above granted premises and SUBJECT TO: all those liens of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$20,000.00.

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 FLOODING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 26th day of August, 2003

SHASTA LIVESTOCK AUCTION YARD, INC., a California corporation
BY: *Calvin A. Wood*
CALVIN A. WOOD, SECRETARY-TREASURER

BAILEY LIVESTOCK, INC., an Oregon corporation
BY: *Donald L. Bailey*
DONALD L. BAILEY, President
State of Oregon
County of Klamath



This instrument was acknowledged before me on August 26, 2003, by CALVIN A. WOOD, SECRETARY-TREASURER OF SHASTA LIVESTOCK AUCTION YARD, INC., a California corporation and DONALD L. BAILEY, PRESIDENT OF BAILEY LIVESTOCK, INC., an Oregon corporation.

Christine J. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

CC#: 11176

WO#: 2685404

NAME: HITT

DRAWN BY: HINKEL

EXHIBIT B

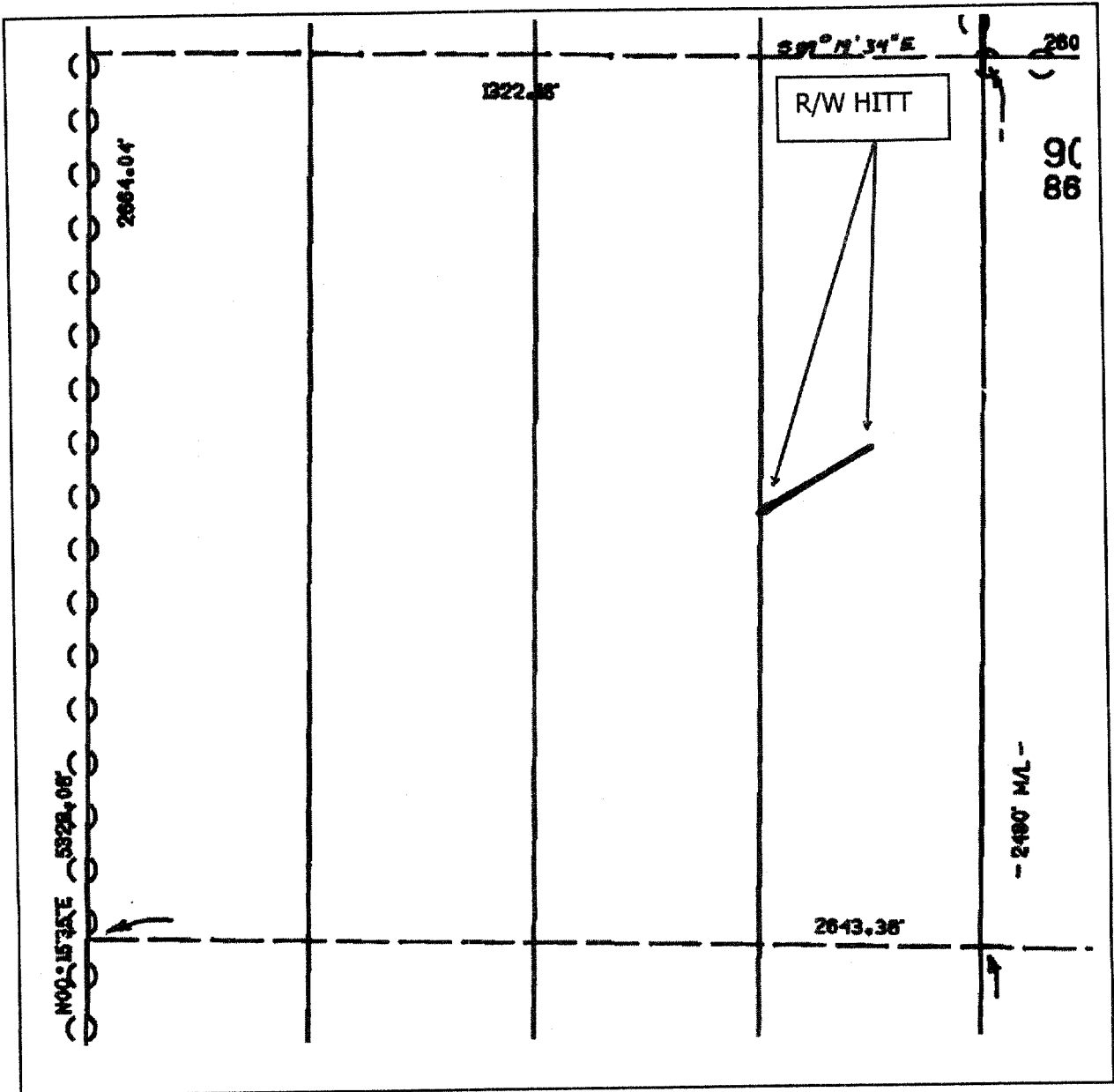
PacifiCorp

SCALE: NTS

SHEET 1 OF 1

Property Description

Section: E 1/2, E 1/2, W 1/2, NW 1/4 S15 Township: 39S Range: 10E
WILLAMETTE Meridian
County: KLAMATH State: OREGON
Parcel Number: _____



CC#:11176 WO#:2385404

Landowner Name: HITT

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