

2006-021999

Klamath County, Oregon



00007806200600219990050050

11/02/2006 09:42:36 AM

Fee: \$41.00

RECORDING REQUESTED BY:

GRANTOR: Jerry Brown and Carol
Reed

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
AUG 03 2006

BY: JB

41

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

CC#: 11176 WO#: 02860393

OVERHEAD RIGHT OF WAY EASEMENT

For value received, Jerry Brown and Carol Reed, ("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 120 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 SW 1/4 of Section 03, Township 38S, Range 11E, of the Willamette Meridian and more specifically described in Volume M05, Page 69625 in the official records of Klamath County.

Assessor's Map No.

Tax Parcel No. R-3811-00300-01600-000

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 3rd day of August, 2006.

Jerry Brown
Grantor(s) Jerry Brown

Carol Reed

Grantor(s) Carol Reed

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon } ss

County of Klamath }

On August 3, 2006 before me,

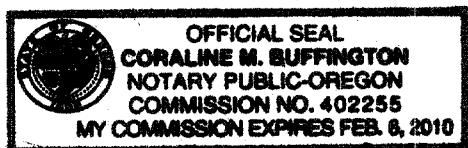
Coraline M. Buffington
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared

Jerry Brown and Carol Reed
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

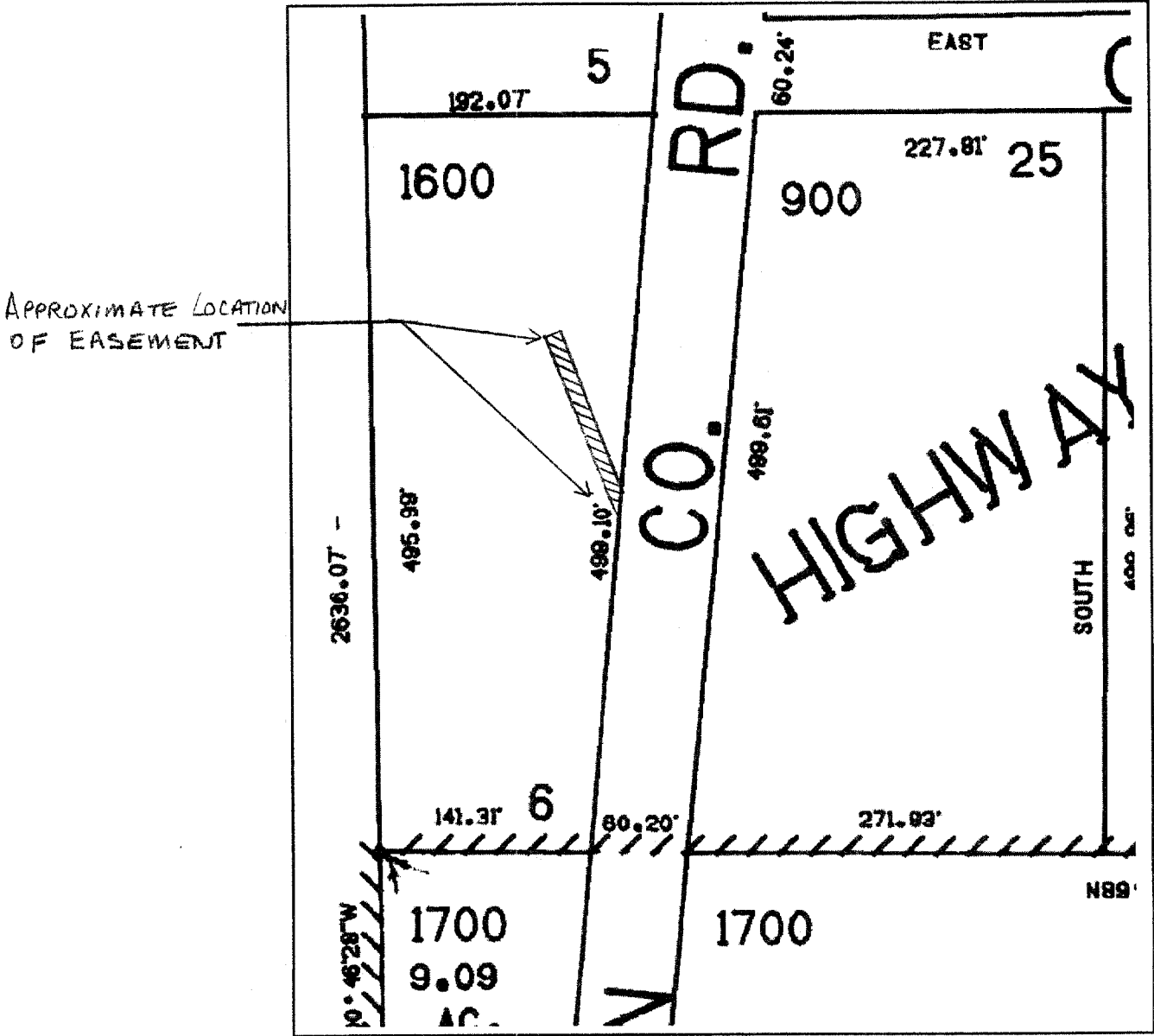


WITNESS my hand and official seal.

Coraline M. Buffington
SIGNATURE OF NOTARY
My Commission expires 2/6/2010

Property Description

Section: SW ¼ S03 Township: 38S Range: 11E
WILLAMETTE Meridian
County: KLAMATH State: OREGON
Parcel Number: LOT 6 – BLOCK 67



CC#:11176 REQ#:2860393

Landowner Name: BROWN

Drawn by: HINKEL

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: NTS

Property Description



After recording return to:
Jerry Brown
1275E. Sample Ave
Fresno, CA. 93710

Until a change is requested all tax statements
shall be sent to the following address:
Jerry Brown
1275E. Sample Ave
Fresno, CA. 93710

File No.: 7021-688436 (BS)
Date: October 24, 2005

M05-69625
Klamath County, Oregon
11/22/2005 02:28:18 PM
Pages 2 Fee: \$26.00

Bly Cutoff property

STATUTORY SPECIAL WARRANTY DEED

Robert Edward Johnson, Grantor, conveys and specially warrants to Jerry Brown and Carol Reed, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 6 in Block 67 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is \$16,500.00.

Dated this 22 day of November, 2005.


CC#: 11176	PacifiCorp	SCALE: NTS	SHEET 1 OF 2
WO#: 2860393			
NAME: BROWN			
DRAWN BY: HINKEL			
EXHIBIT B			

Property Description

APN: 459275

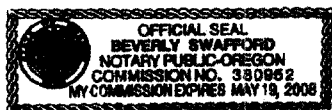
Statutory Special Warranty Deed
- continued


File No.: 7021-688436 (BS)
Date: 10/24/2005


Robert Edward Johnson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of November, 2005
by **Robert Edward Johnson**.




Beverly Swafford
Notary Public for Oregon
My commission expires: May 19, 2008

Page 2 of 2

CC#: 11176

WO#: 2860393

NAME: BROWN

DRAWN BY: HINKEL

EXHIBIT B

PacifiCorp

SCALE: NTS

SHEET 2 OF 2