

2006-022000

Klamath County, Oregon



00007807200600220000040049

11/02/2006 09:43:09 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Crystal Terrace
Retirement Community, LLC

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

RECEIVED
OCT 02 2006

BY:.....

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

CC#: 11176 Work Order#: 02779744

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, *Crystal Terrace Retirement Community, LLC* ("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 218 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: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, 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 shown on Exhibit A attached hereto and by this reference made a part hereof.

An easement over and across a tract of land situated in the SE1/4 NE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also known as Parcel 1 of Land Partition 62-00 as filed at the Klamath County Clerk's Office (hereafter called the Tract) which easement lies within a strip 20 feet wide running 10 feet on each side of the following described centerline:

COMMENCING at a point which is located 35 feet east and 20 feet south of the Northeast corner of the Tract, which point is the TRUE POINT OF BEGINNING of the center line of the easement, THENCE running 36 feet south and at right angles to the north lot line of the Tract, thence 154 feet west and parallel to the north lot line of the Tract, thence 28 feet south and at right angles to the north lot line of the Tract to the Point of Termination of said easement centerline.

Assessor's Map No. 38-09-20

Parcel No. 500

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 therefor) 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 or store any flammable materials (other than agricultural crops), or light any fires, 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 29th day of September, 2006.

Crystal Terrace Retirement Community, LLC
Jon M. Harder, Manager

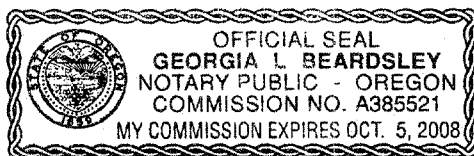
REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon
County of Marion

This instrument was acknowledged before me on September 29, 2006 (date) by
Jon M. Harder (name(s) of person(s))
as Manager (type of authority, e.g., officer, trustee, etc.) of
Crystal Terrace Retirement Community, LLC (name of party on behalf of whom instrument was
executed)

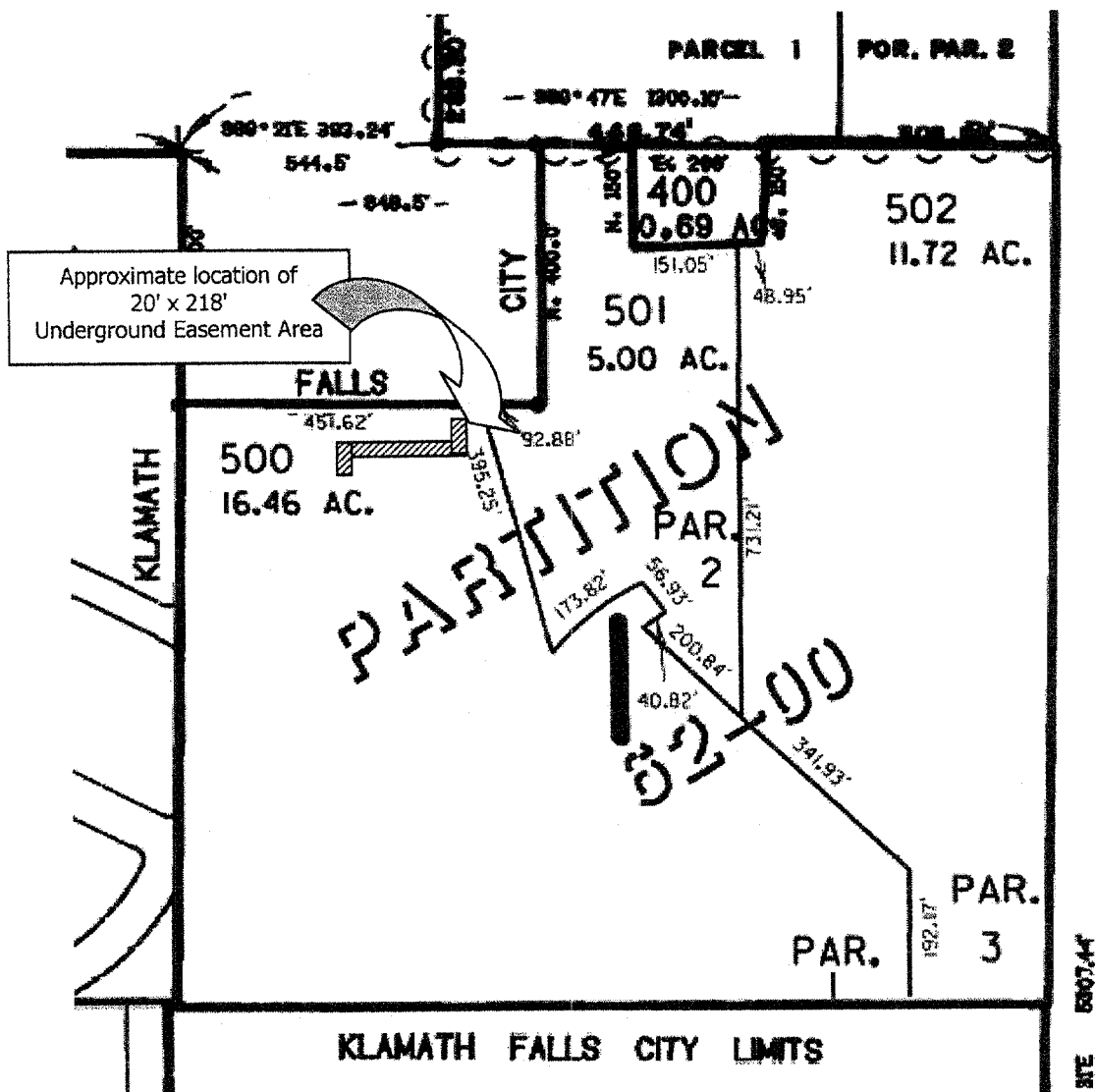
Georgia L. Beardsley (Signature of Notarial officer)
10-05-08 (My commission expires: Date)

(Seal)



Property Description

Section 20 SE1/4 NE1/4, Township 38 South, Range 9 East, Willamette Meridian
Klamath County, OR
Map No. 38-09-20 Tax Lot No. 500



CC#: 11176 WO#: 2779744	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.
Landowner Name: CRYSTAL TERRACE	
Drawn by: MH	
EXHIBIT A	<div>PACIFIC POWER A DIVISION OF PACIFICORP</div> <div>SCALE: NTS</div>