

2006-023487
Klamath County, Oregon



00009540200600234870040045

11/24/2006 09:45:59 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: James Huntington and
Gail L. Huntington

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, James Huntington and Gail L. Huntington ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 10 feet in width and 820 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: fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, 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 as more particularly described and/or shown on Exhibit(s) A B attached hereto and by this reference made a part hereof:

Said property generally located in the NW ¼ of Section 18 Township 36S Range 13E of the Willamette Meridian and more specifically described in Volume M06 Page 03362 in the official records of Klamath County.

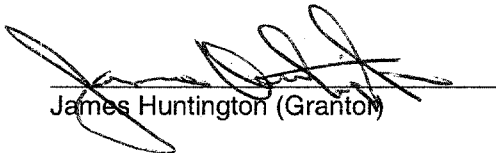
Legal Description: The NW¼ of Section 18, and all that land North of the center thread of the Sprague River, in the E½ SW¼ of Section 18, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

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 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, 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 16 day of October, 2006.


James Huntington (Grantor)


Gail L. Huntington (Grantor)

INDIVIDUAL ACKNOWLEDGEMENT

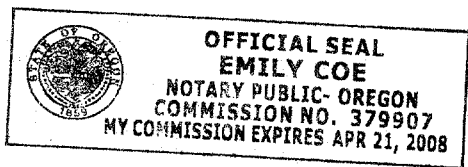
State of Oregon }
County of Klamath } ss

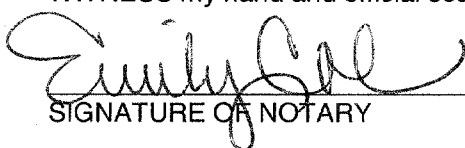
On October 14, 2006 before me, Emily Coe, Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared James Huntington & Gail L. Huntington
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

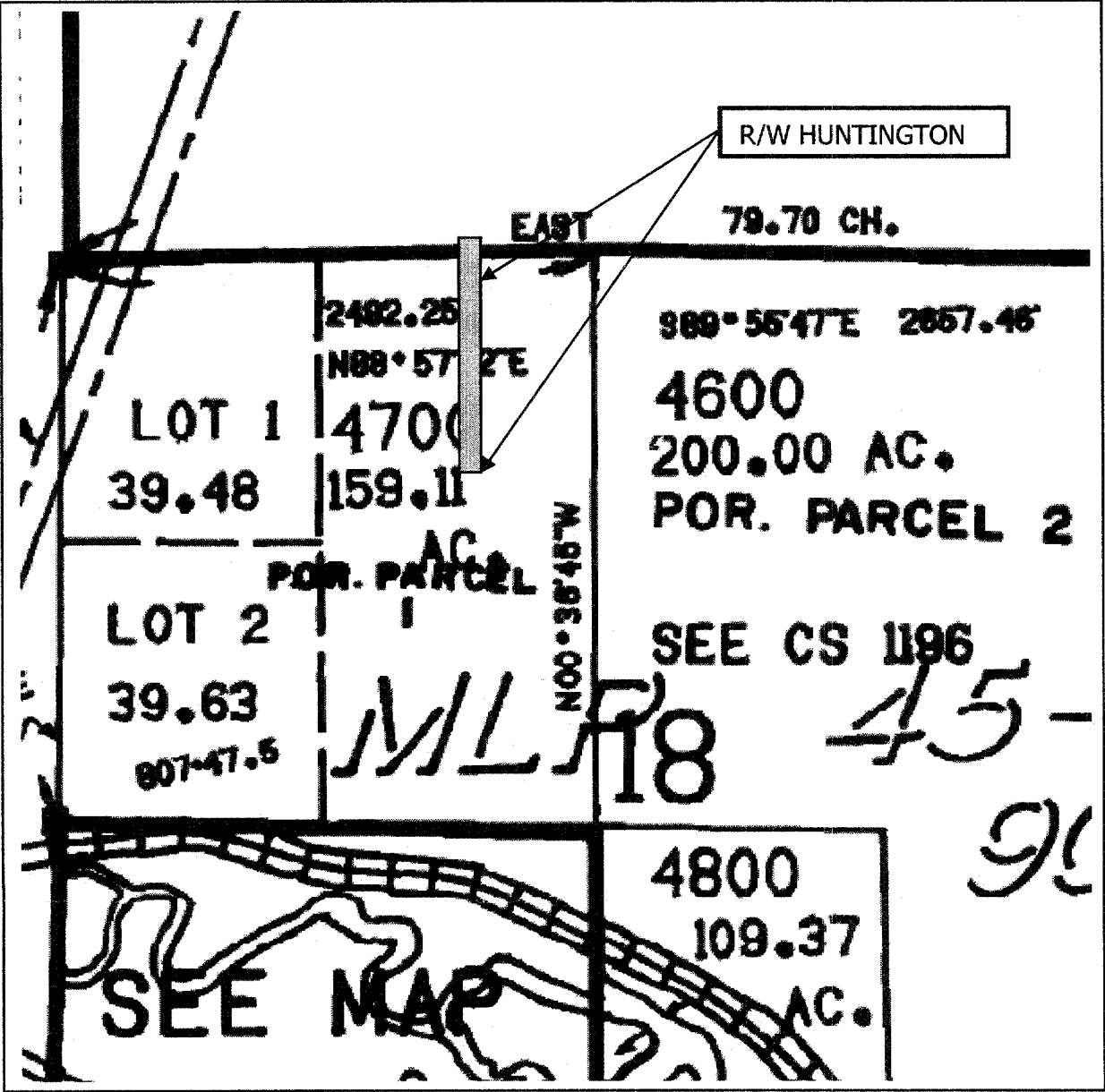
WITNESS my hand and official seal.





SIGNATURE OF NOTARY

Property Description

Section: 18 Township: 36S Range: 13E
Willamette Meridian
County: Klamath State: Oregon
Parcel Number: 4700



CC #11176 WO#: 2796925	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: CRAMBLET	
Drawn by: Hinkel	
EXHIBIT A	<div> PACIFIC POWER A PACIFICORP COMPANY</div> <div>SCALE:NTS</div>

Property Description



M06-03362
Klamath County, Oregon
02/22/2006 02:59:31 PM
Pages 2 Fee: \$26.00

After recording return to:
James Huntington
P.O. Box 725
Penn Valley, CA 95946

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

James Huntington
P.O. Box 725
Penn Valley, CA 95946

Escrow No. MT72604-KR
Title No. 0072604

4/1/11

STATUTORY WARRANTY DEED

James Huntington, Grantor(s) hereby convey and warrant to James Huntington and Gail L. Huntington, as tenants by the entirety, 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 \$395,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 2/13/06 day of

James Huntington

State of California
County of Nevada

On this 13th day of February, 2006, before me, J. Moon, the undersigned, a Notary Public in and for said State, personally appeared James Huntington, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Notary Public for
Residing at: Placer County
Commission Expires: 11-11-09



CC#:11176 WO#: 2796925

Landowner Name: HUNTINGTON

PAGE 1 OF 2

EXHIBIT B

