

2006-023493

Klamath County, Oregon



00009546200600234930040047

11/24/2006 09:49:35 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Lee R. Rofkahr and  
Yvonne M. Rofkahr

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

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**RIGHT OF WAY EASEMENT**

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Unofficial  
Copy

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Lee R. Rofkahr and Yvonne M. Rofkahr ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 20 feet in width and 250 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 N½ of S½ of Section 7 Township 39S Range 8E of the Willamette Meridian and more specifically described in Volume M05 Page26634 in the official records of Klamath County.

Assessor's Map No: R-3908-00700-01200-000 Tax Parcel No: 01200

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 18<sup>th</sup> day of September, 2006.

Lee R. Rofkahr  
Lee R. Rofkahr (Grantor)

Yvonne Rofkahr  
Yvonne Rofkahr (Grantor)

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon }  
County of Klamath } ss

On 9-18-06 before me, Kate Lukkari  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Lee R. Rofkahr & Yvonne Rofkahr  
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

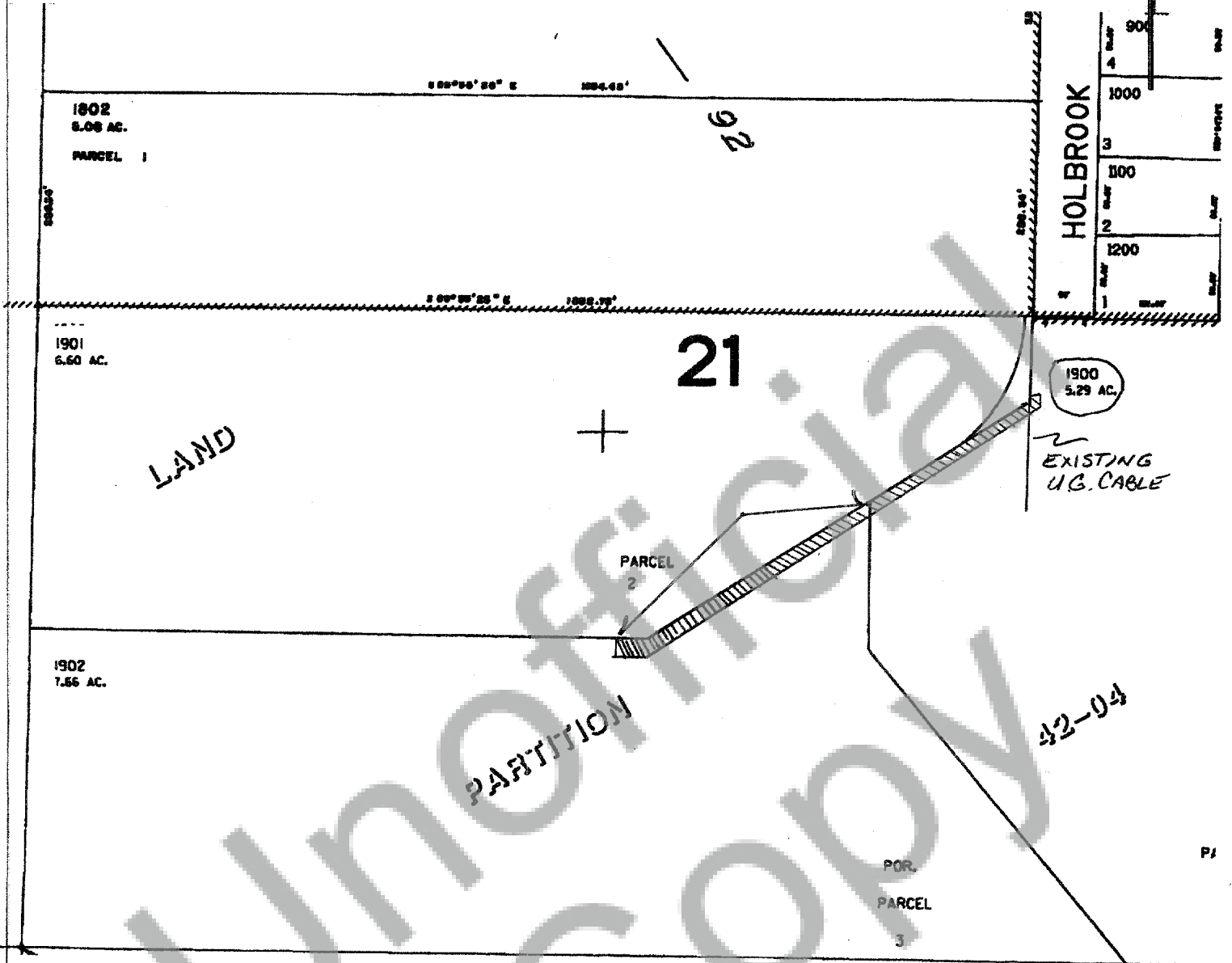


WITNESS my hand and official seal.

Kate Lukkari  
SIGNATURE OF NOTARY

Property Description

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 7 Township 39 (N or S),  
Range 8 (E or W), \_\_\_\_\_ W Meridian  
County: Klamath State: OR  
Parcel Number: R-3908-007DB-01902



CC#: WO#: 2812634  
Landowner Name: Rofkahr  
Drawn by: DM

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: NA



After recording return to:  
 Lee R. Rofkahr and Yvonne M.  
 Rofkahr  
 1333 Phillip Way  
 Suisun City, CA 94585

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Lee R. Rofkahr and Yvonne M. Rofkahr  
 1333 Phillip Way  
 Suisun City, CA 94585

File No.: 7021-476884 (SAC)  
 Date: April 07, 2005

THIS: State of Oregon, County of Klamath  
 Recorded 04/15/2005 3:35 p m  
 Vol M05 Pg 26634.35  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

Dana Seymour, Grantor, conveys and warrants to Lee R. Rofkahr and Yvonne M. Rofkahr as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 3 of Land Partition 42-04, being a replat of Parcel 1 of "Minor Land Partition 81-88" situated in the N 1/2 S 1/2 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, 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 \$92,000.00. (Here comply with requirements of ORS 93.030)

**EXHIBIT "B"**

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