

2006-023494
Klamath County, Oregon



00009547200600234940040044

11/24/2006 09:51:18 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Michael J. Walsh &
Associates, Inc. Retirement
Trust
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

Unofficial Copy

RECEIVED
NOV 02 2004

BY: URB 15:47

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Michael J. Walsh and Associates, Inc. Retirement Trust ("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 530 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 therefor; 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) B attached hereto and by this reference made a part hereof:

Said property is Lots 1 and 3 in Block 1 of Tract 1146, SUNBURST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessor's Map No. M03-78715 Tax Parcel No. 3509-010A0-00700-000

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 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 28th day of OCT, 2004.

Michael J. Walsh
(Grantor)

(Grantor)

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

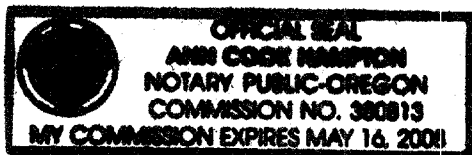
STATE OF OREGON }
of KLAMATH CO } ss

before me, AWN COOK HAMPTON
Name, Title or Officer (eg Jane Doe, Notary Public)

Ily appeared MICHAEL J WALSH
Name(s) of Signer(s)

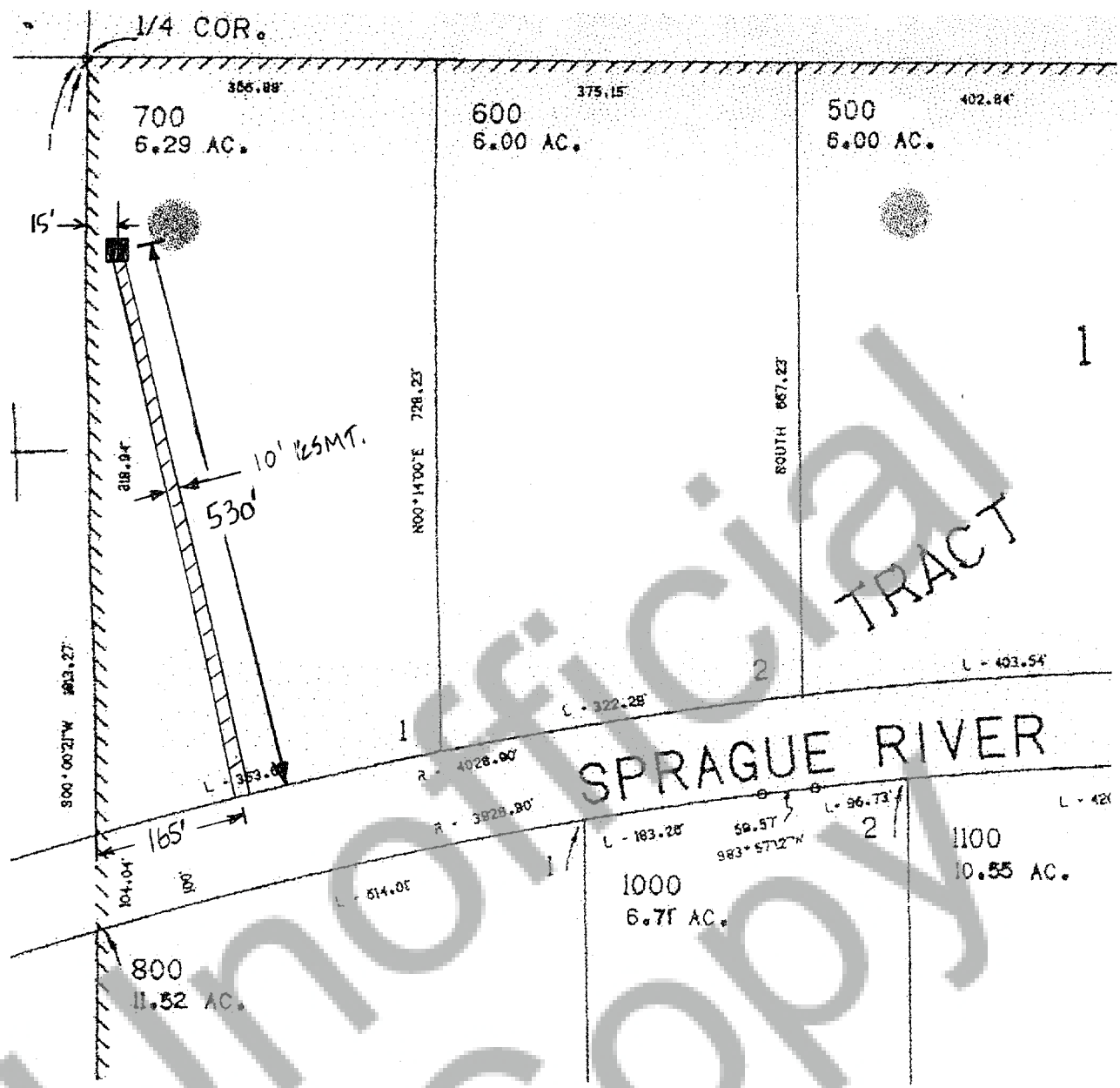
nally known to me ~ OR ~ ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed this instrument

WITNESS my hand and official seal.



Ann Cook Hampton
SIGNATURE OF NOTARY

Property Description



CC#: 11176
WO#: 02533497
NAME: MICHAEL J. WALSH
DRAWN BY: GARCIA
EXHIBIT B

PacifiCorp

SCALE: N.T.S.	SHEET 1 OF 1
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08 OCT 23 AM 11:04



MT-62798 KR

Vol M03 Page 78715

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MICHAEL J. WALSH AND ASSOCIATES,
INC. RETIREMENT TRUST
5724 ALUFFO ROAD
PASO ROBLES, CA 93446

State of Oregon, County of Klamath
Recorded 10/23/03 11:04 AM
Vol M03 Pg 78715
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

MICHAEL J. WALSH AND ASSOCIATES,
INC. RETIREMENT TRUST
5724 ALUFFO ROAD
PASO ROBLES, CA 93446

Escrow No. MT62798-KR

WARRANTY DEED

JOHN S. KRONENBERGER, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHAEL J. WALSH AND LINDA M. WALSH TRUSTEES OF THE MICHAEL J. WALSH AND ASSOCIATES, INC. RETIREMENT TRUST, Grantee(s) and grantee'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:

Lots 1 and 3 in Block 1 of Tract 1146, SUNBURST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3509-010A0-00700-000
Tax Account No.: 3509-010A0-00500-000

Key No.: 252318
Key No.: 252336

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items 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 \$50,000.00.

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 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 22nd day of October, 2003

(X)
JOHN S. KRONENBERGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 22, 2003 by JOHN S. KRONENBERGER.



(Notary Public for Oregon)

My commission expires 11/16/2003

7100