

2006-024797

Klamath County, Oregon



00011063200600247970040049

12/15/2006 09:17:08 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Mark D. Wilson and
Teresa A. Wilson

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

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

CC#: 11176 WO#: 02875367

RIGHT OF WAY EASEMENT

For value received, Mark D Wilson and Teresa A. Wilson, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 15 feet in width and 672 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 therefore; and pads, transformers, switches, vaults and cabinets, 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 W ½ of SW ¼ of Section 16, Township 40S, Range 11E, of the Willamette Meridian and more specifically described in Volume M04, Page 22288 in the official records of Klamath County.

Assessor's Map No. R-4011-0000-03800 Tax Parcel No.

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 05 day of Oct, 2006.

Mark Wilson
Mark D. Wilson Grantor

Teresa A. Wilson
Teresa A. Wilson Grantor

INDIVIDUAL ACKNOWLEDGEMENT

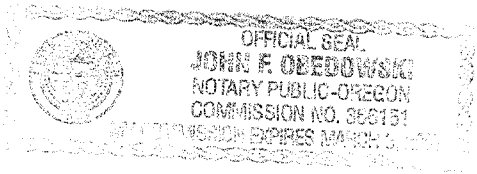
State of OREGON }
County of KLAMATH } ss

On OCTOBER 5, 2006 before me, JOHN F. OBEDEWSKI
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared MARK D. WILSON & TERESA A. WILSON
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

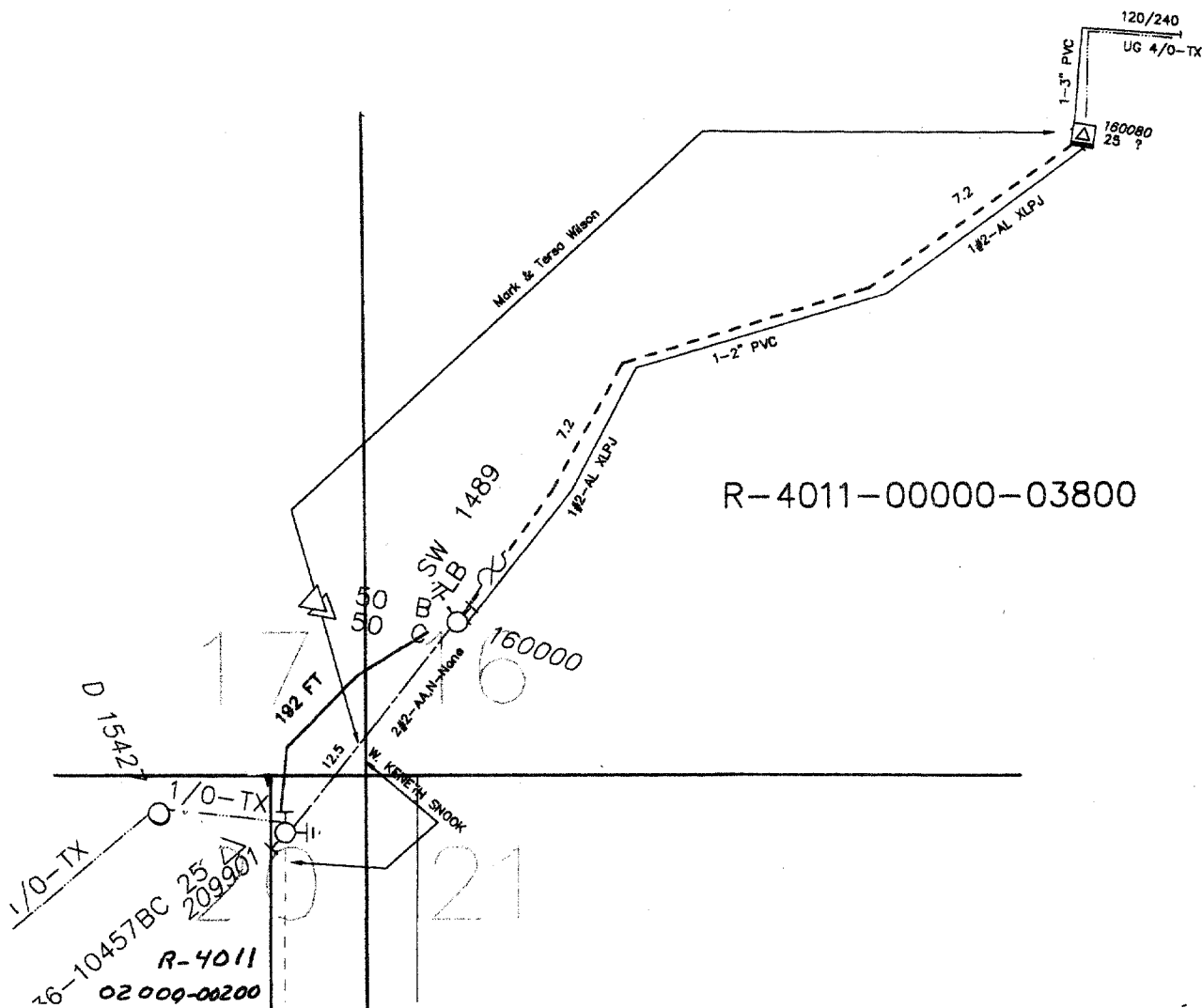
WITNESS my hand and official seal.



John F. Obedowski
SIGNATURE OF NOTARY

Property Description

Quarter: _____ Quarter: SW 1/4 Section: 16 Township 40 (N. S)
Range 11 (E. W), _____ W Meridian
County: Klamath State: OR.
Parcel Number: R-4011-00000-03800



CC#: WO# 2875367

Landowner Name: Mark & Teresa Wilson

Drawn by: JM

EXHIBIT A

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.

PacifiCorp

SCALE: NA

04 APR 15 PM 3:07



WTC-64005 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARK D. WILSON

6732 Sherburn
Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 04/15/2004 3:07 PM

Vol MO4 Pg 22288-22289

Linda Smith, County Clerk

Fee \$ 212.00 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

MARK D. WILSON

6732 Sherburn
Klamath Falls, OR 97603

Escrow No.

MT64005-LW

STATUTORY WARRANTY DEED

DAVID B. SWINGLE and DENISE A. SWINGLE, as tenants by the entirety, Grantor(s) hereby convey and warrant to MARK D. WILSON and TERESA A. WILSON, 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:

LEGAL DESCRIPTION

Parcel 1 of Land Partition 1-02, said Land Partition being a partition of Parcel 3 of "Minor Partition 80-38", being situated in the W1/2 SW1/4 of Section 16 and the E1/2 SE1/4 of Section 17, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon;

TOGETHER WITH An easement for road and utility purposes beginning at the intersection of the North extension of Dodds Hollow Road, a county road, over the West 60 feet of the NE1/4 NE1/4 of Section 29; over the West 60 feet of the E1/2 SE1/4 of Section 20; over the West 60 feet of the E1/2 NE1/4 of Section 20, said Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

AND TOGETHER WITH an easement for road and utility purposes over and across Parcel 2 of Land Partition 1-02, as delineated on the face of said Land Partition 1-02.

Tax Account No.: 4011-00000-03800-000

Key No.: 104247

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 \$98,880.00.

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.

EXHIBIT "B"

W.D.