

2007-000184

Klamath County, Oregon



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01/04/2007 01:38:55 PM

Fee: \$36.00

Return to: Pacific Power
Attn: Maggie Hodny
825 NE Multnomah Street, Suite 1700
Portland, OR 97232

CC#: 11176 Work Order#: 2864887

RIGHT OF WAY EASEMENT

For value received, **John R. Turnage and Sarah E. Turnage, as tenants by the entirety** ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 100 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) A and B attached hereto and by this reference made a part hereof:

Lots 14, 15 in Block 24, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

Map No. 38-9-30AB

Tax Parcel No. 305

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 6th day of November 2006.


John R. Turnage


Sarah E. Turnage

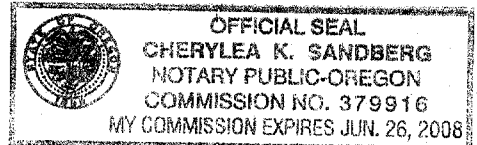
INDIVIDUAL ACKNOWLEDGMENT

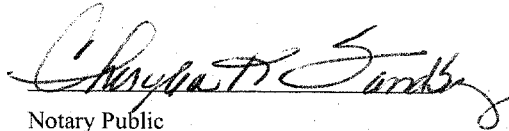
STATE OF Oregon)

County of Klamath)

ss.

This instrument was acknowledged before me on this 6th day of November, 2006, by
John R. Turnage and Sarah E. Turnage.

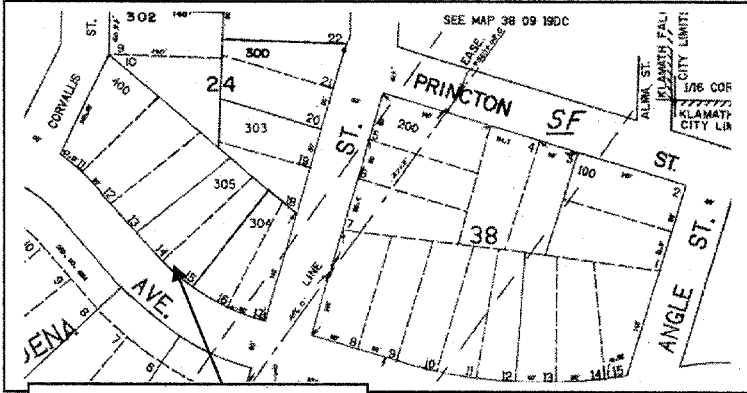



Notary Public

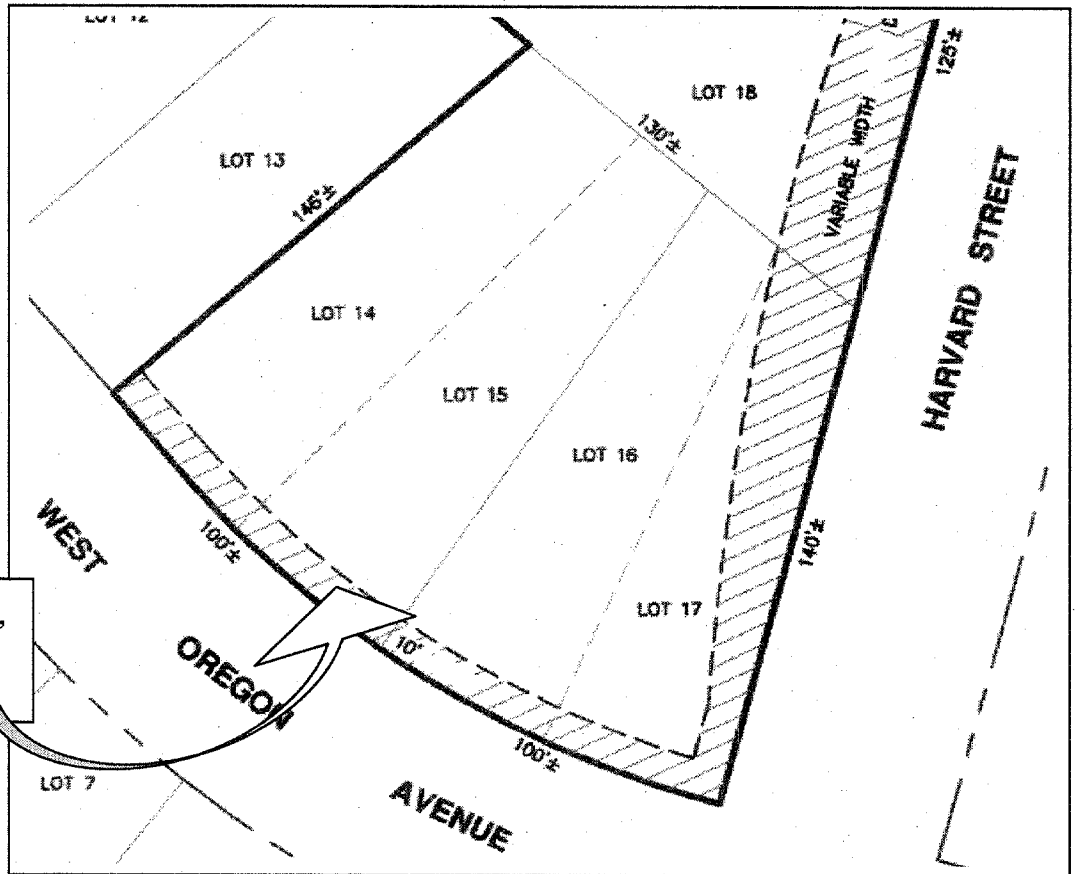
My commission expires: 6-26-08

Property Description

NW 1/4 NE1/4 Section 30, Township 38 South, Range 9 East, W.M.
Klamath County, Oregon
Map No. 38 09 30AB Tax Lot No. 305



General Area of Pacific Power Easement



APPROXIMATE
LOCATION OF 10' X 100'
EASEMENT AREA ON
LOT 14 & LOT 15

CC#: 11176 WO#: 2864887

Name: TURNAGE

Drawn by: MH

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

PACIFIC POWER
A DIVISION OF PACIFICORP

SCALE: NTS

Property Description

NW 1/4 NE1/4 Section 30, Township 38 South, Range 9 East, W.M.
Klamath County, Oregon
Map No. 38 09 30AB Tax Lot No. 305

A tract of land located in the NW1/4 NE1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the northeasterly line of Oregon Avenue, said point being the most westerly corner of Lot 14, Block 24, Buena Vista Addition to Klamath Falls, Oregon; thence along the northwesterly line of said Lot 14 North 48°21'05" East 10.00 feet; thence parallel and 10.00 feet distant from the northeasterly line of Oregon Avenue South 40°38'55" East 26.75 feet; thence 157.00 feet on the arc of a non-tangent 276.48 feet radius curve to the left having a delta angle of 32°32'11", the long chord of which bears South 56°51'53" East 154.90 feet, to a point 10.00 feet from the westerly line of Harvard Street when measured at a right angle; thence North 14°58'30" East 15.41 feet; thence 162.72 feet on the arc of a 798.85 feet radius curve to the right having a delta angle of 11°40'15" the long chord of which bears North 9°40'36" East 162.44 feet; thence North 18°13'25" East 88.23 feet; thence South 75°01'30" East 20.00 feet to the westerly line of Harvard Street; thence along said westerly line South 14°58'30" West 275.40 feet to the northeasterly line of Oregon Avenue; thence along said northeasterly line 172.87 feet on the arc of a 286.48 feet radius curve to the right having a delta angle of 34°34'28" the long chord of which bears North 57°54'43" West 170.26 feet; thence non-tangentially North 40°38'55" West 26.88 feet to the point of beginning; with bearings based on County Survey 7291.

October 13, 2006
2672-01

CC#: 11176	WO#: 2864887
Name: TURNAGE	
EXHIBIT B	

