

2007-001437  
Klamath County, Oregon



01/26/2007 03:31:40 PM

Fee: \$51.00

MTCI3914-8432

RECORDING REQUESTED BY:

GRANTOR: Running Y Inc

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER  
1950 MALLARD LANE  
KLAMATH FALLS, OR 97601

## RIGHT OF WAY EASEMENT

AMERITITLE has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

51<sup>00</sup>

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Running Y Inc ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way Variable Width and 1400 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) A1, A2, B1, B2 and C attached hereto and by this reference made a part hereof:

Said property generally located in the NE 1/4, SW 1/4 of Section 25 Township 38 S Range 8 E of the Willamette Meridian and more specifically described in Volume 2006 Page 015496 in the official records of Klamath County.

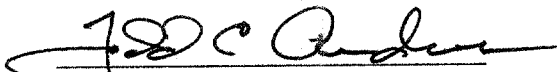
Assessor's Map No. 38-8-25CA Tax Parcel No. 2600

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 25<sup>th</sup> day of January, 2007.

  
Running Y Inc (Grantor)

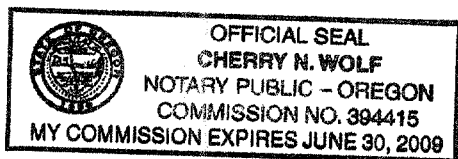
REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }  
County of Klamath } ss

On January 25<sup>th</sup>, 2007 before me, Cherry Wolf, Notary Public  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Yodd Andres  
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 25, Township 38 South, Range 8 East, Willamette Meridian  
Klamath County, OR  
Map No. 38 8 25CA                      Tax Lot No. 2600

A VARIABLE WIDTH STRIP OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "W&H PACIFIC" MARKING THE NORTHEAST CORNER OF LOT 98 OF "TRACT 1472, RIDGEWATER SUBDIVISION, PHASE 1", RECORDED IN VOLUME 22, PAGE 727 OF THE KLAMATH COUNTY PLAT RECORDS, THENCE SOUTH 12°28'08" EAST ALONG THE EASTERLY LINE OF SAID LOT, 5.34 FEET TO THE POINT OF BEGINNING. THENCE 5.00 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE: THENCE LEAVING SAID LOT LINE AND ALONG A 225.00 FOOT RADIUS CURVE TO THE RIGHT 92.47 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°32'51", THE CHORD OF WHICH BEARS SOUTH 69°54'37" EAST 91.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°53'44" EAST 32.74 FEET TO A POINT OF CURVATURE; THENCE ALONG A 275.00 FOOT RADIUS CURVE TO THE RIGHT 71.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°52'48", THE CHORD OF WHICH BEARS SOUTH 52°27'20" EAST 71.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°00'56" EAST 141.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A 575.00 FOOT RADIUS CURVE TO THE RIGHT 95.63 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°31'44", THE CHORD OF WHICH BEARS SOUTH 40°15'04" EAST 95.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°29'12" EAST 229.33 FEET TO A POINT OF CURVATURE; THENCE ALONG A 125.00 FOOT RADIUS CURVE TO THE RIGHT 28.96 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°16'22", THE CHORD OF WHICH BEARS SOUTH 28°51'01" EAST 28.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°12'50" EAST 89.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A 167.00 FOOT RADIUS CURVE TO THE LEFT 346.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 118°45'17", THE CHORD OF WHICH BEARS SOUTH 81°35'29" EAST 287.42

CC#: 11176                      WO#: 2838341

Landowner Name: RUNNING Y RESORT INC.

EXHIBIT A1



Property Description

Section 25, Township 38 South, Range 8 East, Willamette Meridian  
Klamath County, OR  
Map No. 38 8 25CA                      Tax Lot No. 2600

FEET TO A POINT OF TANGENCY; THENCE NORTH 39°01'53" EAST 126.43 FEET TO A POINT OF NON- TANGENT CURVATURE, SAID POINT HEREIN AFTER REFERRED TO AS POINT "A".

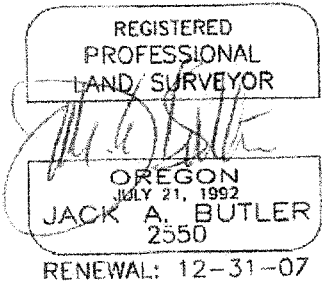
THE SIDELINES ARE SUBJECT TO LENGTHENING AND/OR SHORTENING TO TERMINATE UPON THE PROPER BOUNDARIES.

BEGINNING AT THE AFFORMENTIONED POINT "A", THENCE 8.00 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE ALONG A 500.00 FOOT RADIUS CURVE TO THE LEFT 346.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°43'33", THE CHORD OF WHICH BEARS SOUTH 79°38'54" EAST 396.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 76°59'19" EAST 311.52 FEET TO A POINT OF CURVATURE; THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT 72.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 82°51'47", THE CHORD OF WHICH BEARS NORTH 35°33'26" EAST 66.17 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°52'27" WEST 133.26 FEET TO A POINT OF CURVATURE; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT 206.94 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°16'59", THE CHORD OF WHICH BEARS NORTH 23°46'02" EAST 197.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 53°24'32" EAST 24.04 FEET TO THE EXTERIOR BOUNDARY OF LAKESHORE GARDENS SUBDIVISION AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED EASEMENT, SAID POINT OF TERMINATION LOCATED 8.00 FEET SOUTH EASTERLY FROM THE SOUTHEASTERLY CORNER OF LOT 39 OF SAID SUBDIVISION, ALONG A 2521.20 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00°10'55", THE CHORD OF WHICH BEARS NORTH 35°52'23" WEST 8.00 FEET.

THE SIDELINES ARE SUBJECT TO LENGTHENING AND/OR SHORTENING TO TERMINATE UPON THE PROPER BOUNDARIES.

CONTAINING APPROXIMATELY 31,117 SQUARE FEET OR 0.71 ACRES, MORE OR LESS.



CC#: 11176      WO#: 2838341

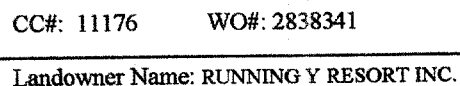
Landowner Name: RUNNING Y RESORT INC.

EXHIBIT A2



Section 25, Township 38 South, Range 8 East, Willamette Meridian  
Klamath County, OR  
Map No. 38 8 25CA Tax Lot No. 2600

Tax Lot No. 2600



**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.**

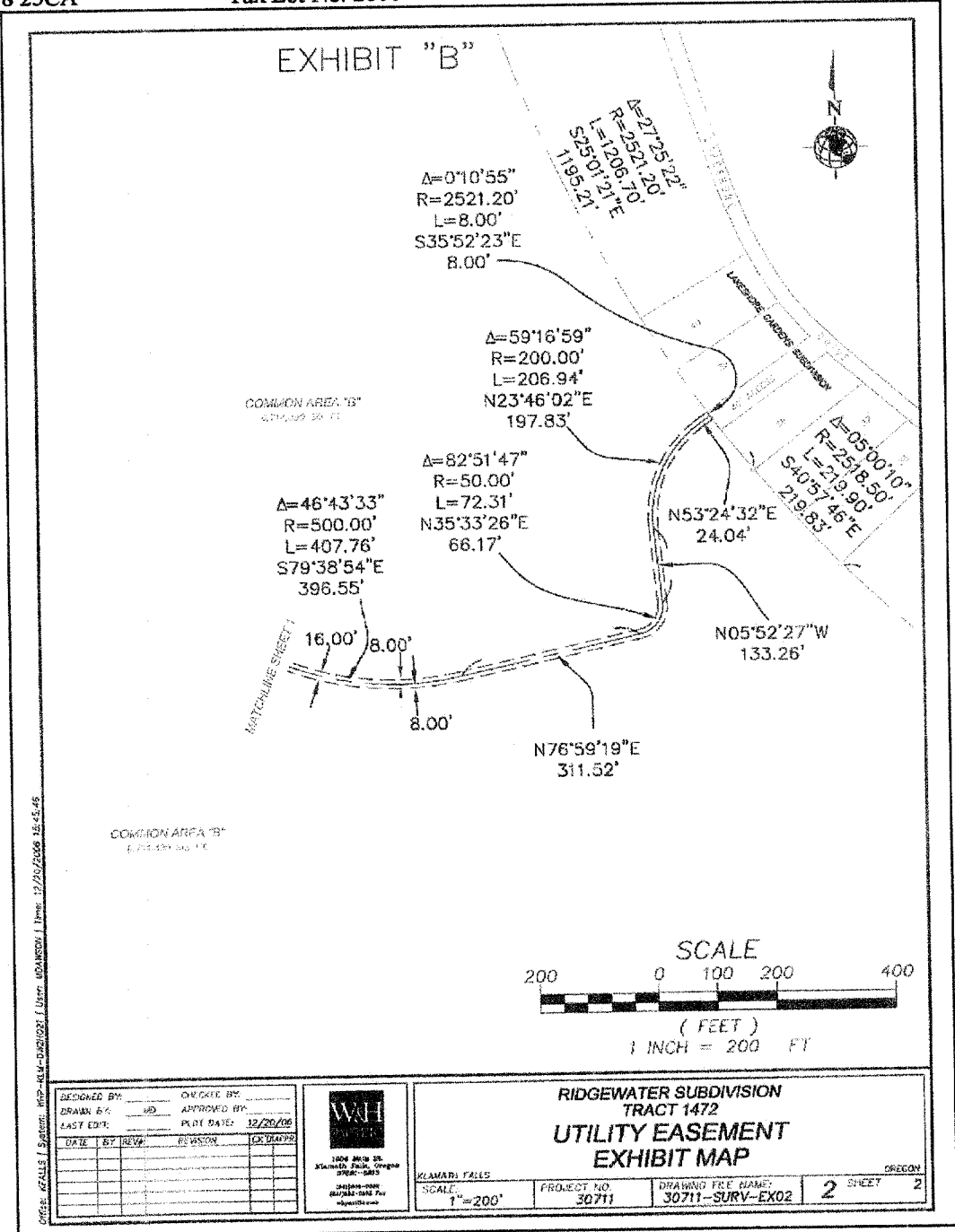


SCALE: NTS

# EXHIBIT B1

Property Description

Section 25, Township 38 South, Range 8 East, Willamette Meridian  
Klamath County, OR  
Map No. 38 8 25CA Tax Lot No. 2600



CC#: 11176 WO#: 2838341  
Landowner Name: RUNNING Y RESORT INC.

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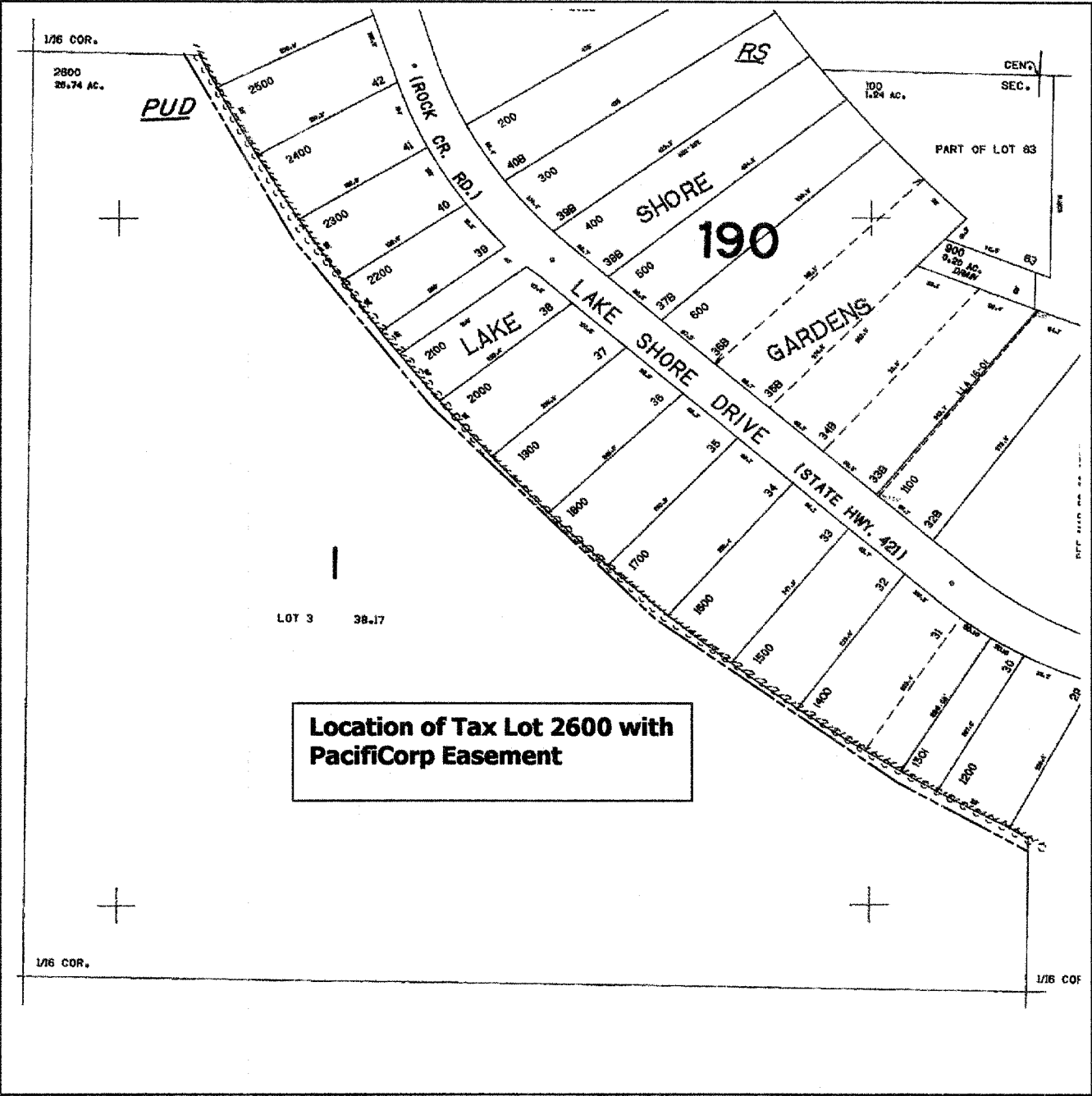
EXHIBIT B2



SCALE: NTS

Property Description

Section 25, Township 38 South, Range 8 East, Willamette Meridian  
Klamath County, OR  
Map No. 38 8 25CA                      Tax Lot No. 2600



Location of Tax Lot 2600 with  
PacifiCorp Easement

CC#: 11176	WO#: 2838341
Landowner Name: RUNNING Y RESORT INC.	

EXHIBIT C

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.



SCALE: NTS