

2007-003076

Klamath County, Oregon



00015735200700030760050057

02/23/2007 08:56:49 AM

Fee: \$41.00

RECORDING REQUESTED BY:

GRANTOR: Donald B. Young and
Mary T. Young

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

RIGHT OF WAY EASEMENT

41

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Donald B. Young and Mary T. Young ("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 700 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 NW 1/4 of Section 08 Township 38S Range 9E of the Willamette Meridian and more specifically described in Volume M05 Page37415 in the official records of Klamath County.

Assessor's Map No. R-3809-008B0-01000-000 Tax Parcel No. 1000

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 30 day of OCTOBER, 2006.

Donald B. Young
Donald B. Young (Grantor)

Mary T. Young
Mary T. Young (Grantor)

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon

County of Klamath

On 10/30/06

before me, Linda L. Hamilton
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Donald B. Young & Mary T. Young
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

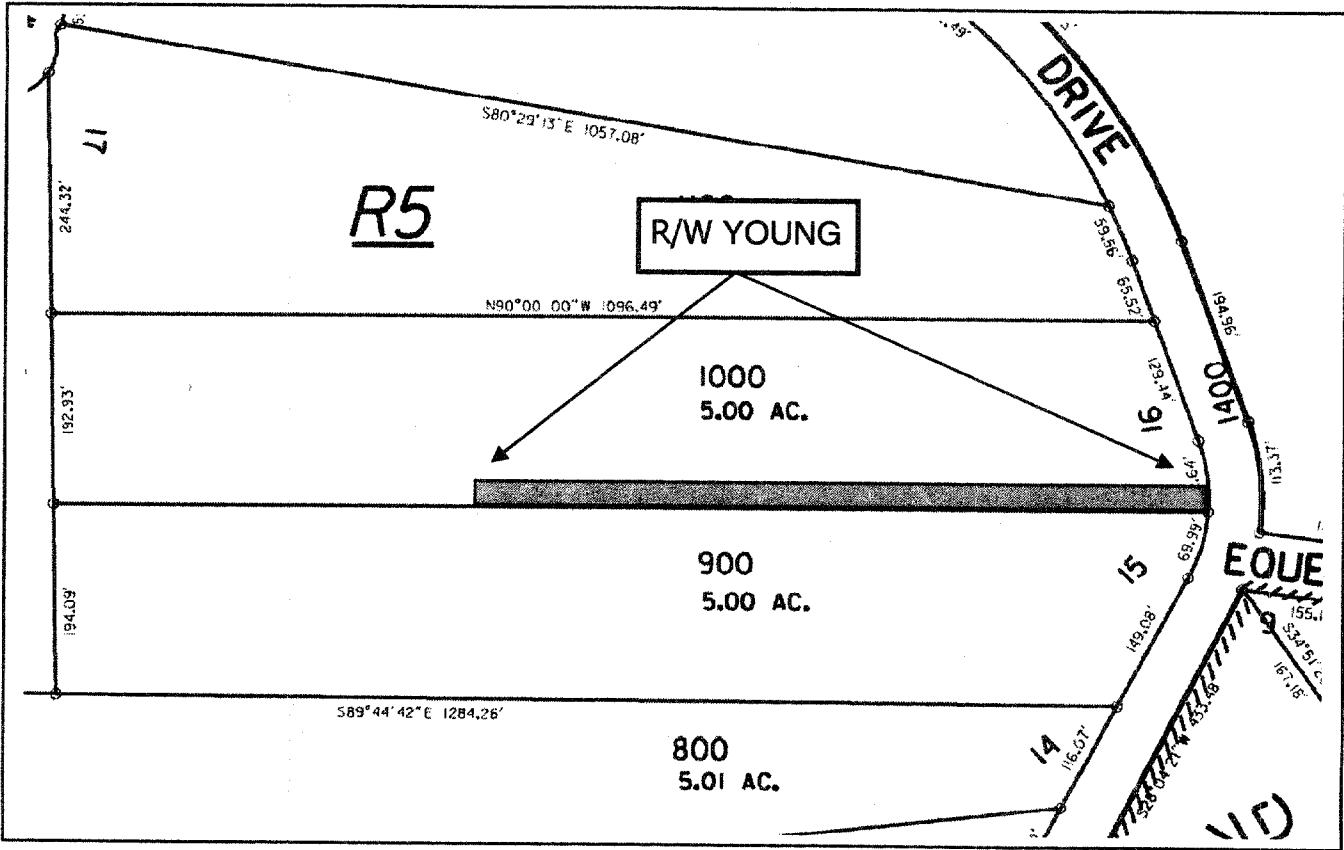


WITNESS my hand and official seal.

Linda L. Hamilton
SIGNATURE OF NOTARY

Property Description

Section: 08 Township: 38S Range: 9E
Willamette Meridian
County: Klamath State: Oregon
Parcel Number: 16, TRACT 1424-GRAY ROCK PHASE 2



| |
|--------------------------|
| CC #11176 WO#:2731750 |
| Landowner Name: YOUNG |
| Drawn by: Hinkel |
| 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.



SCALE:NTS

Property Description



Vol M05 Page 37415

State of Oregon, County of Klamath
Recorded 05/23/05 11:57 am
THIS SPACE RESERVE Vol M05 Pg 37415-16
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
DONALD B. YOUNG
6718 WOCUS ROAD
KLAMATH FALLS, OR 97601

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

DONALD B. YOUNG
6718 WOCUS ROAD
KLAMATH FALLS, OR 97601

Escrow No. MT69356-PS

STATUTORY WARRANTY DEED

PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company, Grantor(s) hereby convey and warrant to DONALD B. YOUNG and MARY T. YOUNG, husband and wife, 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:

Lot 16, Tract 1424-GRAY ROCK PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$149,000.00.

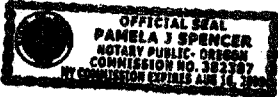
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20th day of May, 2005

PARADISE HILL DEVELOPMENT, L.L.C.

BY: L. FRANK GOODSON, MEMBER

BY: MARK R. WENDT, MEMBER



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 20, 2005 by L. FRANK GOODSON, AS MEMBER OF PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company.

(Notary Public for Oregon)

My commission expires 8/16/2008

CC#:11176 WO#: 2731750

Landowner Name: YOUNG

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EXHIBIT B



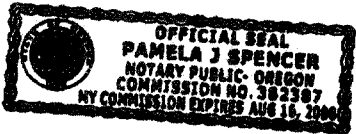
Property Description

STATE OF OREGON
COUNTY OF KLAMATH

37416

This instrument was acknowledged before me on May 20, 2005, by
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon
limited liability company.

Pamela J Spencer
Notary Public for Oregon
My commission expires: 8/16/2008



CC#:11176 WO#: 2731750

Landowner Name: YOUNG

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EXHIBIT B

