

2007-013905

Klamath County, Oregon



00028577200700139050040043

08/07/2007 10:56:38 AM

Fee: \$56.00

RECORDING REQUESTED BY:

GRANTOR: Gary Callen

GRANTOR: Pamela J. Callen

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER

1950 MALLARD LANE

KLAMATH FALLS, OR 97601

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## RIGHT OF WAY EASEMENT

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RECEIVED  
AUG 23 2005  
BY: R72 1348

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Gary Callen and Pamela J. Callen ("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 620 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 SW 1/4 of SE 1/4 of Section 33 Township 35S Range 10E of the Willamette Meridian and more specifically described in Volume M04 Page34065 in the official records of Klamath County.

Assessor's Map No. 3510-03300-00700-000 Tax Parcel No. 00800

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 18<sup>th</sup> day of August, 2005.

  
(Grantor) GARY CALLEN

  
(Grantor) PAMELA J. CALLEN

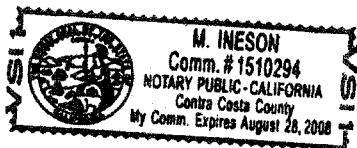
INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

State of California }  
County of Contra Costa } ss


On August 18, 2005 before me, M. Ineson  
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Gary Callen and Pamela J. Callen  
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

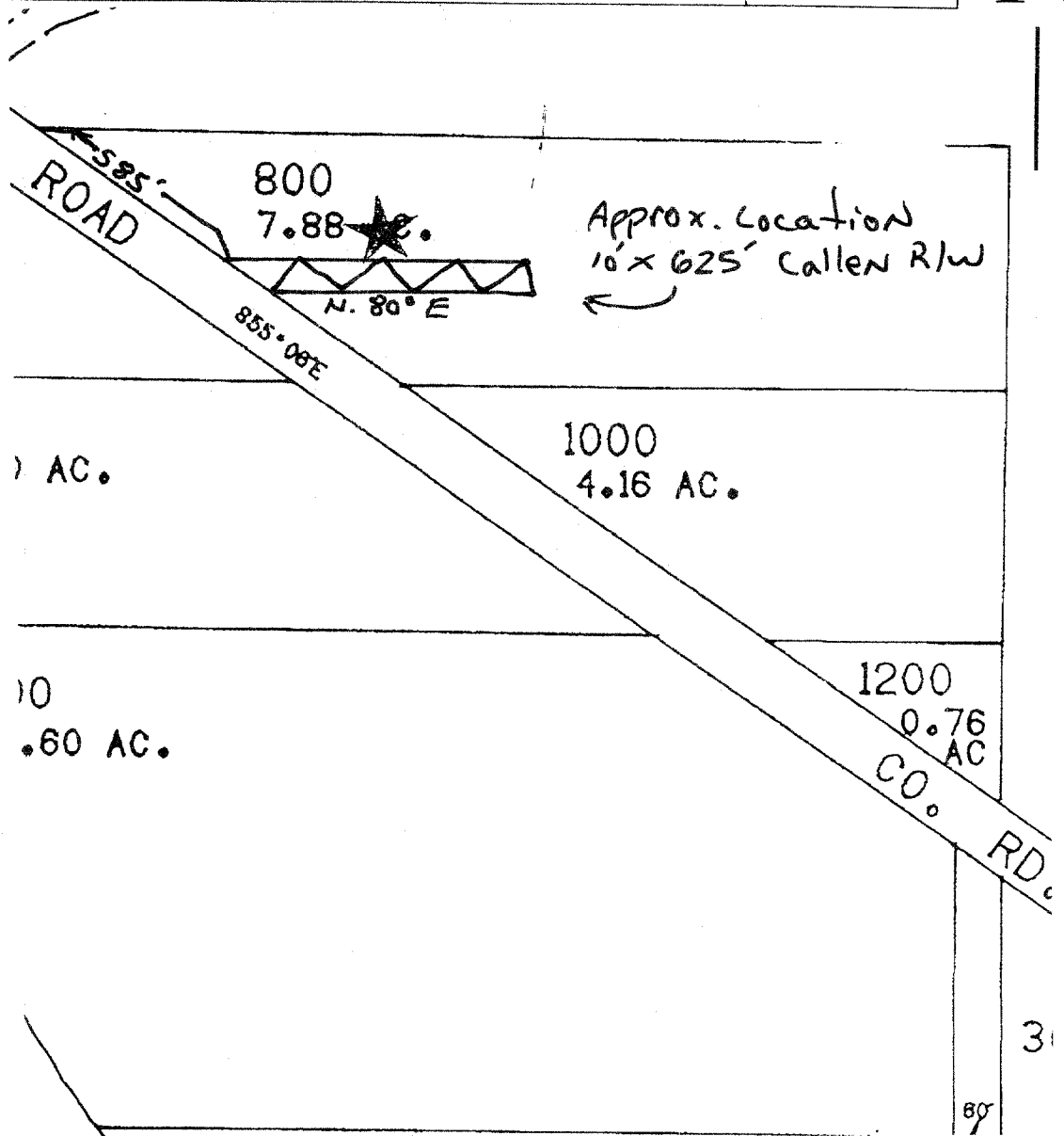
Property Description

SW 1/4 SE 1/4

Section: 33 Township: 35 S (N or S), Range: 10 E (E or W) Willamette Meridian

County: Klamath State: OR

Parcel Number: 00800



#: 11176 WO#: 002621803

Landowner Name: G. Callen

Drawn by: B. Orde

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

PacifiCorp

SCALE: NTS

# Property Description

62:846 27 1/2



WJC-65047 TA

Vol M04 Page 34065

State of Oregon, County of Klamath  
Recorded 05/27/2004 3:29 p.m.  
Vol M04 Pg 34065  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED

After recording return to:

Gary Callen

8338 Danona Drive

Dublin, CA 94568

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

Gary Callen

8338 Danona Drive

Dublin, CA 94568

Escrow No.

MT65047-TA

## STATUTORY WARRANTY DEED

Joyce Dapron, Grantor(s) hereby convey and warrant to Gary Callen and Pamela J. Callen, 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:

That portion of the N1/2 N1/2 SW1/4 SE1/4 lying North and East of Sprague River Road and that portion of the N1/2 N1/2 SW1/4 SE1/4 lying South and West of Sprague River Road and that portion of the N1/2 N1/2 SE1/4 SW1/4 lying East of the Sprague River, all in Section 33, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath.

Tax Account No: 3510-03300-00700-000

Key No: 257055

Tax Account No: 3510-03300-00800-000

Key No: 257028

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 \$19,500.00.

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 21<sup>st</sup> day of May, 2004

Joyce Dapron  
Joyce Dapron

STATE OF CALIFORNIA

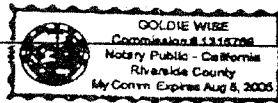
COUNTY OF ~~Klamath~~ Riverside

On May 21, 2004 before me, Goldie Wise personally appeared Joyce Dapron 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 she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Goldie Wise



CC#:

WO#:

NAME:

DRAWN BY:

**EXHIBIT B**

**PacifiCorp**

SCALE:

SHEET

OF