

2007-014443

Klamath County, Oregon



00029239200700144430050058

08/16/2007 09:07:22 AM

Fee: \$61.00

RECORDING REQUESTED BY:

GRANTOR: Donald T. Randel and
Debra L. Randel

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#: 002663294

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Donald T. Randel and Debra L. Randel ("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 2100 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, 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/or shown on Exhibit(s) A B AND C attached hereto and by this reference made a part hereof:

Said property generally located in the NORTH 1/2 of Section 32 Township 39S Range 11E of the Willamette Meridian and more specifically described in Volume MO5 Page 65153 in the official records of Klamath County.

Assessor's Map No. 39 11 32 Tax Parcel No. R-3911-02900-00200-000

Together with the right of access, for Grantee, its contractors, or agents, 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 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 6 day of June, 2007.

Donald T. Randel
Donald T. Randel (Grantor)

Debra L. Randel
Debra L. Randel (Grantor)

INDIVIDUAL ACKNOWLEDGEMENT

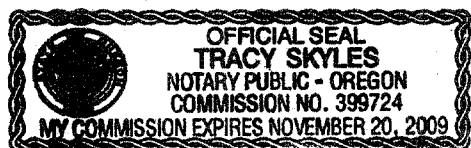
State of Oregon }
County of Klamath } ss

On June 6 2007 before me, Tracy Skyles - Notary Public
Name, Title or Office (eg Jane Doe, Notary Public)

personally appeared Donald T. Randel and Debra L. Randel
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

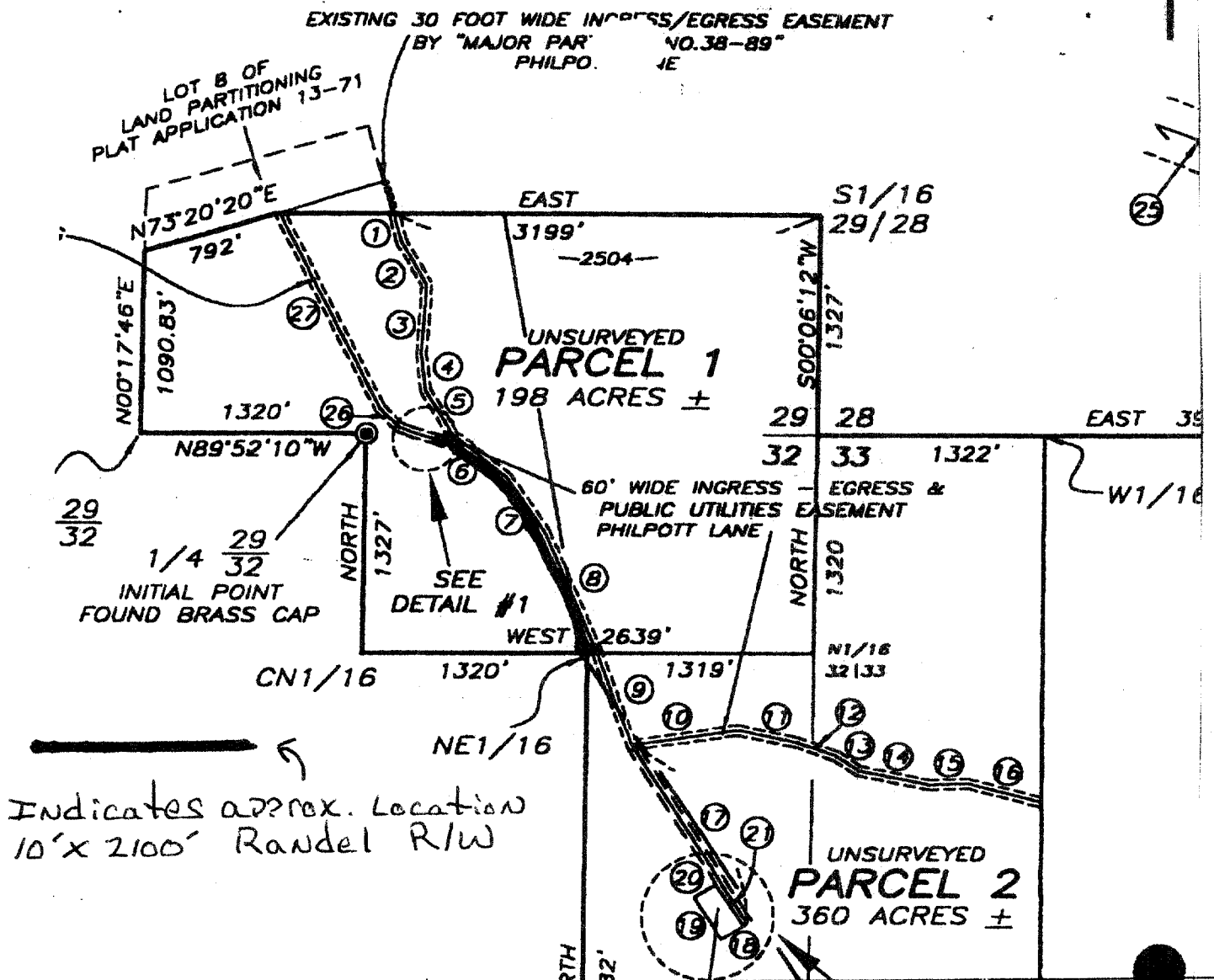
WITNESS my hand and official seal.



Tracy Skyles
SIGNATURE OF NOTARY

Property Description

NE 1/4 NE 1/4
Section: 32 Township: 39 S (N or S), Range: 11 E (E or W) Willamette Meridian
County: Klamath State: OR
Parcel Number: 1 LP 4-03



CC#: 11176 WO#: 002663294

Landowner Name: D. Ravel

Drawn by: Bill Olden

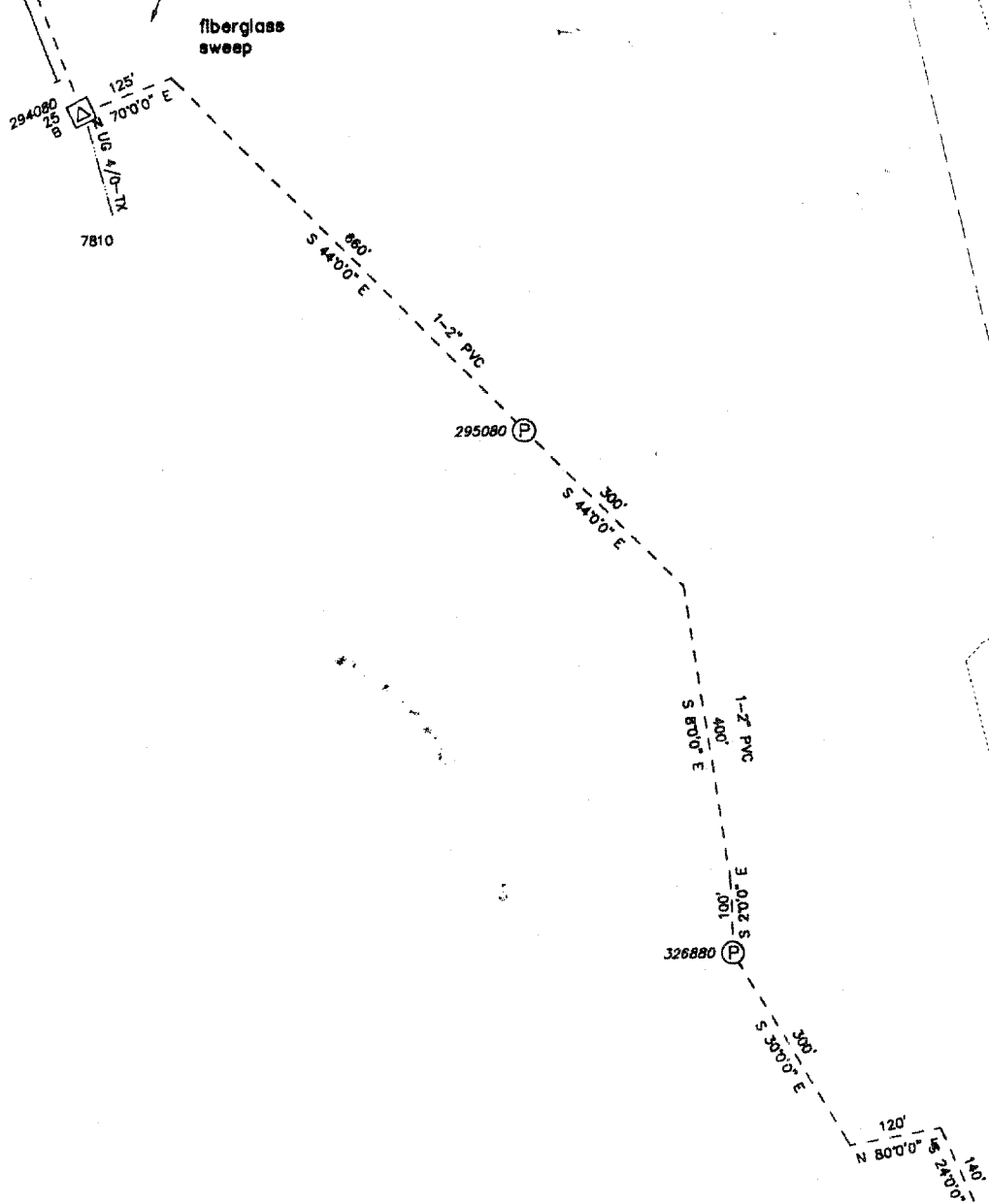
This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A

PacifiCorp

SCALE: NTS

Property Description



CC#: 11176
WO#: 002663294
NAME: D + D Randel
DRAWN BY: BO
EXHIBIT B

PacifiCorp

SCALE: N.T.S.	SHEET 2	OF 3
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7110-1570-100

Property Description

AMERICAN EXCHANGE SERVICES, INC.

1501 E. MCANDREWS RD.

MEDFORD, OR 97504

Grantor's Name and Address

DONALD T. RANDEL & DEBRA L. RANDEL,
TRUSTEES

10256 WALKER RD.

BONANZA, OR 97623

Grantee's Name and Address

After recording return to:

A.E.S.

1501 E. MCANDREWS RD.

MEDFORD, OR 97504

Until a change is requested all

tax statements shall be sent to

The following address:

GRANTEE

10256 WALKER RD.

BONANZA, OR 97623

AES. NO. M050409

M05-85153

Klamath County, Oregon

08/27/2006 10:23:48 AM

Pages: 2 Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN EXCHANGE SERVICES, INC., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD T. RANDEL AND DEBRA L. RANDEL, TRUSTEES OR SUCCESSOR TRUSTEES OF THE RANDEL 2002 TRUST UTA OCTOBER 24, 2002, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' HERETO AND MADE A PART HEREOF

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.

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.

To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ AN IRC SECTION 1031 TAX DEFERRED EXCHANGE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

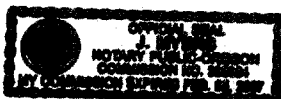
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and so individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of Sept. 2006. If a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Cindi Poling
AMERICAN EXCHANGE SERVICES, INC.
BY: CINDI POLING, ASSISTANT SECRETARY

State of Oregon
County of JACKSON

This instrument was acknowledged before me on Sept. 26, 2006 by CINDI POLING, ASSISTANT SECRETARY OF AMERICAN EXCHANGE SERVICES, INC.



[Signature]
(Notary Public)

My commission expires 2/5/07

CC#: 11176

WO#: 002663294

NAME: D. Randel

DRAWN BY: B. Olde

EXHIBIT C

PacifiCorp

SCALE:

1/16"

SHEET

3

OF

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