

2007-014445

Klamath County, Oregon



00029241200700144450040043

08/16/2007 09:21:22 AM

Fee: \$36.00

RECORDING REQUESTED BY:

GRANTOR: Brian P. Farber

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#: 05028252

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Brian P. Farber ("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 150 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 attached hereto and by this reference made a part hereof:

Said property generally located in the N 1/2 of Section 33 Township 39 S Range 11 E of the Willamette Meridian and more specifically described in Volume M 05 Page 50793 in the official records of Klamath County.

Assessor's Map No. 3911-00000-09200-000 Tax Parcel No. LP 30-06 Parcel 1 160 acres

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 29th day of June, 2007.

Brian P. Farber
Brian P. Farber (Grantor)

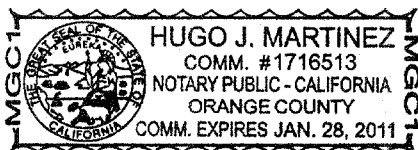
INDIVIDUAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On June 29, 2007 before me, Hugo J. Martinez Notary Public
Name, Title or Officer (eg Jane Doe, Notary Public)

personally appeared Brian P. Farber
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]
SIGNATURE OF NOTARY

N

[illegible]

Indicates
additional 10' x 150'
Farber R/W along
Road easement

SCALE: NTS

Property Description

JUN-05-2007 11:21

AMERITITLE K FALLS

1 541 882 0620

P.04

MTC 76105-M6



THIS SPACE RESE

2006-019238

Klamath County, Oregon



00004000200000192380010010

06/25/2006 03:46:19 PM

Fee: \$21.00

After recording return to:

Brian P. Farber

11741 West Street

Garden Grove, CA 92840

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

Brian P. Farber

11741 West Street

Garden Grove, CA 92840

Escrow No. MT76105-MS

Title No. 0076105

SWD

STATUTORY WARRANTY DEED

Matthew P. Andrews and John S. Morawiec, as tenants in common, Grantor(s) hereby convey and warrant to Brian P. Farber and Marlene J. Farber, 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:

Parcel 1 of Land Partition 30-06, being a replat of Parcel 3 of Major Land Partition 4-03 situated in Section 33, Township 39 South, Range 11 East of the Willamette Meridian Klamath County, Oregon and the N1/2 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3911-00000-09200-000

Key No: 605107

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$320,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

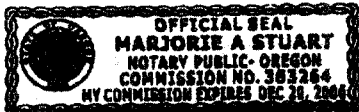
Dated this 25th day of Sep, 2006

Matthew P. Andrews

John S. Morawiec

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/25, 2006 by Matthew P. Andrews and John S. Morawiec.



(Notary Public for Oregon)

My commission expires 12/20/06

21.00

CC#: WO#:

Landowner Name:

EXHIBIT B

