

Returned @ County

2011-001627

Klamath County, Oregon



00096719201100016270040047

02/11/2011 10:11:08 AM

Fee: \$52.00

Return to: Pacific Power  
1950 Mallard Lane  
Klamath Falls, Oregon 97601

CC#: 11176 WO#: 05446496

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, *Tod A. Hunsaker Living Trust dated July 30, 2007* ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns ("Grantee"), a perpetual easement for a right of way **10** feet in width and **1,600** 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**, as more particularly described as follows and/or shown on Exhibit(s) **A & B** attached hereto and by this reference made a part hereof:

A portion of:

***SW ¼, Section 16, Township 40S, Range 10E of the Willamette Meridian***

Assessor's Map No.: **R-4010-01600-00201-000**

Parcel No.: **201**

Together with the right of ingress and egress 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 the 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 and shall run with the land.

Dated this 28 day of DECEMBER, 2010.

Tod A. Hunsaker  
Tod A. Hunsaker GRANTOR (Trustee)

GRANTOR

REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon )  
County of Klamath ) SS.

This instrument was acknowledged before me on this 28<sup>th</sup> day of December, 20 10,

by TOD HUNSAKER, as GRANTOR,  
Name of representative Title of representative

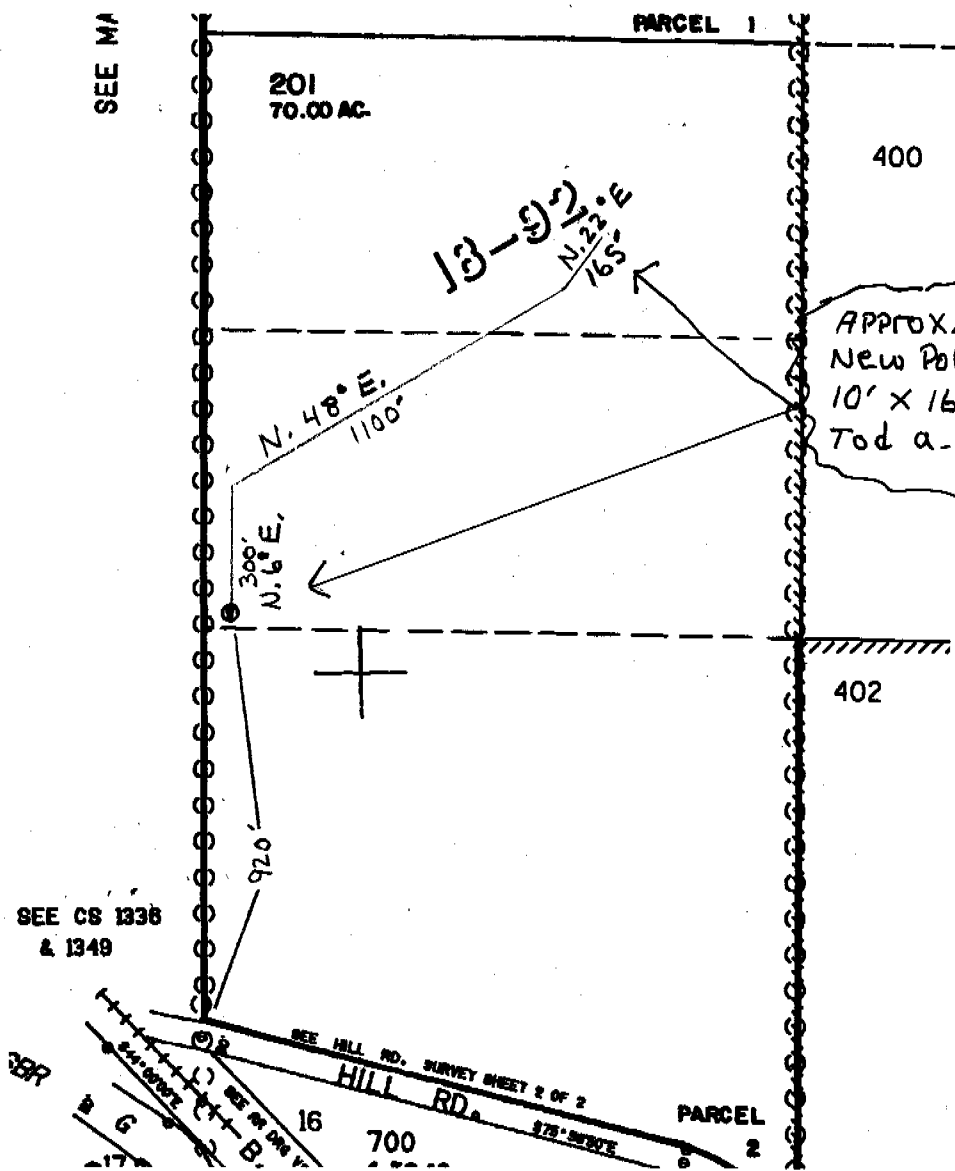
of TOD A. HUNSAKER LIVING TRUST.  
Name of entity being represented



Brandy R. Moss  
Notary Public  
My commission expires: Nov 2, 2014

# Property Description

Section: SW 1/4 Township: 40 S (N or S), Range: 10 E (E or W) Willamette Meridian  
 County: Klamath State: Or.  
 Parcel Number: R-4010-01600-00201-000  
 Parcel 2 R-875534 R-895858



CC#: 11176 WO#: 005446496

Landowner Name: Tod Hunsaker

Drawn by: Bin 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: N.T.S.

Property Description

UTZ 80145-KR

**AmeriTitle**  
Part Of The JELD-WOOD Family

After recording return to:  
Ted Hunsaker Living Trust dated July 30, 2007  
5342 Alva Ave.  
Klamath Falls, OR 97603

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

Ted Hunsaker Living Trust dated July 30, 2007  
5342 Alva Ave.  
Klamath Falls, OR 97603

Escrow No. MT86145-KR  
Title No. 0086145  
SWD

THIS SPACE

2010-000922

Klamath County, Oregon



00076406201000006220010016

01/26/2010 11:33:32 AM

Fee: \$37.00

STATUTORY WARRANTY DEED

Beverly A. Ervin, Grantor(s) hereby convey and warrant to Ted Hunsaker, trustee or his successors in trust under the Ted Hunsaker Living Trust dated July 30, 2007, and any amendments thereto, 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 2 of Land Particles 18-92 situated in Section 16, Township 40 South, Range 10 East of the Willamette Meridian, 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 \$350,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 29th day of December, 2009

Beverly A. Ervin  
Beverly A. Ervin

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 29, 2009 by Beverly A. Ervin.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/18/2011

371412

CC#: WO#: 11176 005446496

Landowner Name: Tod A. Hunsaker  
Tod A. Hunsaker Trust

EXHIBIT B

**PACIFIC POWER**  
A PACIFICORP COMPANY