

2012-005036

Klamath County, Oregon



00118040201200050360030031

Return to: Pacific Power
1950 Mallard Ln
Klamath Falls, OR 97601

05/14/2012 11:23:16 AM

Fee: \$47.00

CC#: 11176 WO#: 5644285

RIGHT OF WAY EASEMENT

For value received, **Bonanza Conservation, LLC, an Oregon limited liability company** ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way **10** feet in width and **220** feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, 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** attached hereto and by this reference made a part hereof:

A portion of:

NE 1/4 of SW 1/4 Section 31, Township 37S, Range 11E of the Willamete Meridian

Assessor's Map No. R-3711-03100-00900000

Parcel No. 00900-000

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 therefor) the future right to keep the right of way and adjacent lands 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, use or permit any equipment, material or vegetation of any kind that exceeds twelve (12) feet in height, 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 and shall run with the land.

Dated this 30 day of April, 2012.

Returned @ Counties

Agostino Gaudé OPERATING MANAGER BONANZA CONSERVATION, LLC.
AGOSTINO GAUDE GRANTOR

GRANTOR

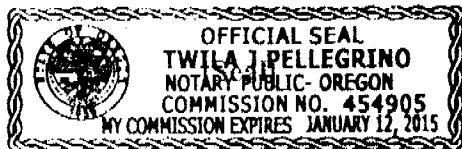
REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Klamath } SS.

This instrument was acknowledged before me on this 30th day of April, 2012,

by Agostino Gaudé, as Operating manager,
Name of Representative Title of Representative

of Bonanza Conservation LLC.
Name of Entity on behalf of whom this instrument was executed

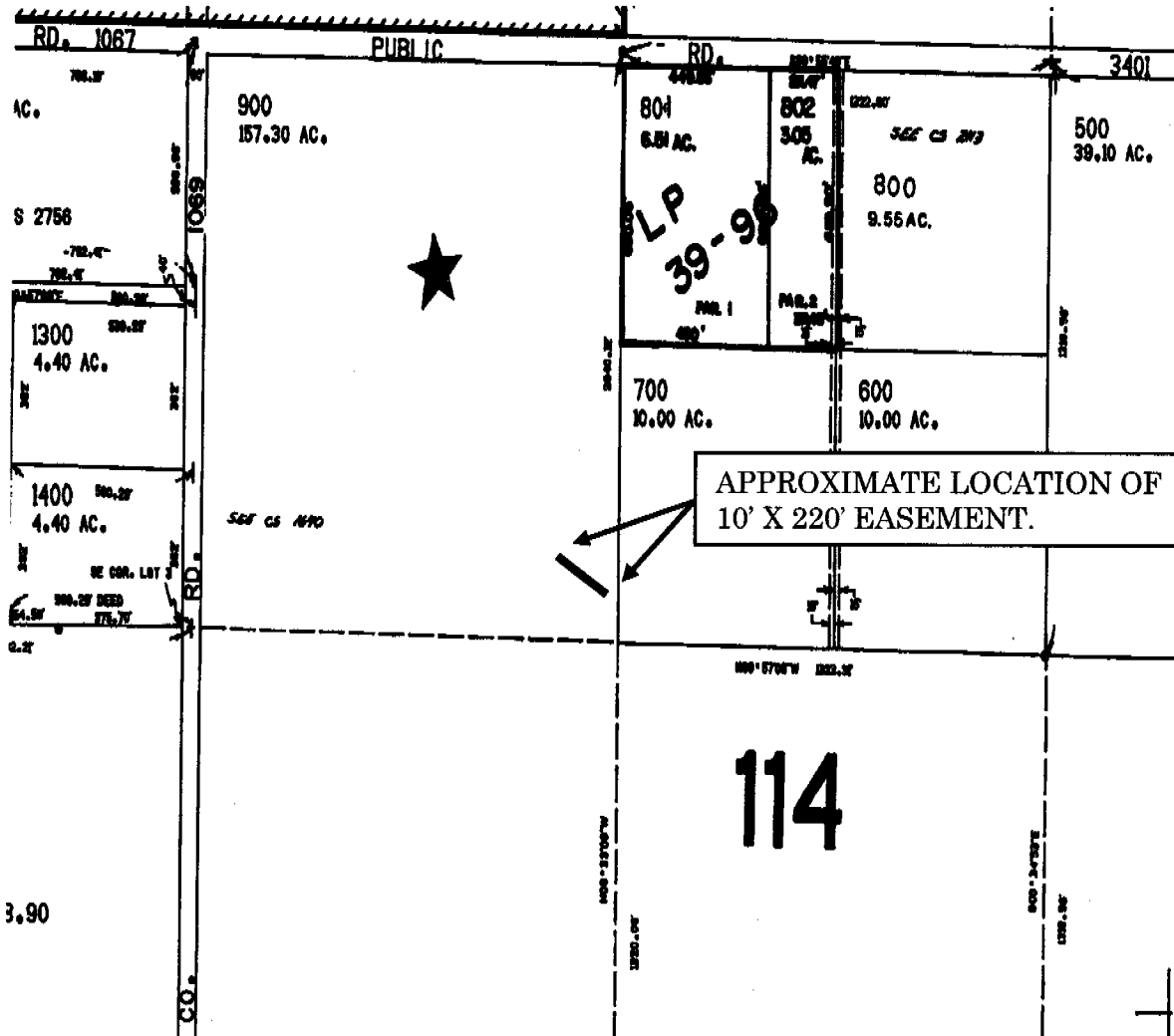


Twila Pellegrino
Notary Public
My commission expires: 1-12-2015

PROPERTY DESCRIPTION

Section: 31, Township: 37 S, Range: 11 E, WILLAMETE Meridian,
KLAMATH County, State of OREGON.

Map / Tax Lot or Parcel No.: R-3711-03100-00900-000



CC#: 11176 WO#: 5644285

Landowner Name: Bonanza Conservation

Drawn by: KD

EXHIBIT A

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

 **PACIFIC POWER**
A DIVISION OF PACIFICORP