

AMERITITLE  
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2014-006769

Klamath County, Oregon

06/25/2014 11:52:09 AM

Fee: \$52.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:**

Union Pacific Railroad Company  
Attn: Kris Anderson  
1400 Douglas Street, MS 1690  
Omaha, Nebraska 68179

*(Space Above for Recorder's Use Only)*

Folder# 2843-78

**EASEMENT DEED**

**NICHOLAS B. TEMPLE and THERESA J. TEMPLE**, as tenants by the entirety ("Grantors"), for and in consideration of One Dollar (\$1.00) and other valuable consideration paid to it, grant and convey to **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantee"), its successors and assigns, a **PERPETUAL, NON-EXCLUSIVE EASEMENT** (the "Easement") in, to, over, along, upon and across the property in Klamath County, State of Oregon, described in **Exhibit A**, attached and by reference made a part of this Easement Deed (the "Property"), for the specific purpose of installation, use, maintenance, renewal, and repair of underground electric wires and cables, and for above ground pedestals and/or meter poles located between the Property and Grantee's adjacent railroad right-of-way (collectively, the "Grantee Equipment"), together with the right of ingress and egress to and from the Property, for the purpose of exercising the rights granted in this Easement Deed, and, if and when necessary, removing Grantee's property and facilities, including the Grantee Equipment, from the Property.

By its acceptance of this Easement Deed, Grantee, its successors and assigns, agree to repair and maintain the Grantee Equipment and any related appurtenances located on the Property, at Grantee's expense.

Grantor, for itself, its heirs and assigns, covenants with Grantee, its successors and assigns, that Grantor has the full power and lawful authority to grant and convey the Easement. Grantor also covenants with Grantee that Grantor will warrant Grantee's title to the Easement in the Property against the claims of all persons.

*(Remainder of page intentionally left blank)*

2014.

Grantor has duly executed this Easement Deed this 24<sup>th</sup> day of June,

  
NICHOLAS B. TEMPLE

  
THERESA J. TEMPLE

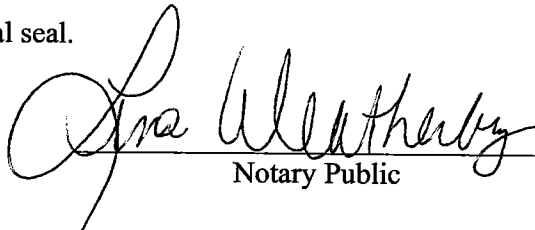
STATE OF Oregon )  
COUNTY OF Clatsop ) ss.

On June 24, 2014, before me, Lisa Weatherby  
Notary Public in and for said County and State, personally appeared NICHOLAS B. TEMPLE and  
THERESA J. TEMPLE, as tenants by the entirety, who are personally known to me (or proved to me  
on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within  
instrument, and acknowledged to me that they executed the same in their authorized capacities, and  
that by their signature on the instrument the persons, or the entity upon behalf of which the persons  
acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)



  
Notary Public

**EXHIBIT A**

### Description of Easement

A tract of land situated in the NE¼ of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point marked by a 5/8" iron rod with aluminum cap on the westerly right of way line of The Dalles - California Highway, also known as U.S. 97, said point being 55 feet left of highway centerline station 1219+00; thence along said right of way line South 10°06'22" East 47.53 feet to the True Point of Beginning for this description; thence leaving said westerly right of way line North 90°00'00" West 293.24 feet to the easterly line of the Southern Pacific Railroad right of way; thence along said easterly line South 10°19'02" East 20.33 feet; thence leaving said easterly line North 90°00'00" East 293.17 feet to the westerly right of way line of The Dalles - California Highway; thence along said westerly line North 10°06'22" West 20.32 feet to the point of beginning, containing 5864.1 square feet, more or less, with bearings based on County Survey 7952.