

2014-008558

Klamath County, Oregon



00157466201400085580040049

08/15/2014 01:37:55 PM

Fee: \$57.00

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

CC#: 11176 WO#: 5902906

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Lewis A Driver** ("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 **800** 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:

SE 1/4 Quadrant, Section 8, Township 35S, Range 7E of the Willamette Meridian

Assessor's Map No.: **R-3507-00800-00900-000**

Parcel No.: **900**

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 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 other purposes not inconsistent, as determined by the Grantee, with the purposes for which this easement has been granted.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this easement. Each party further waives any right to consolidate, or to request the consolidation of, any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

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 14 day of August, 20 14.

L. A. Driver
Lewis A Driver GRANTOR

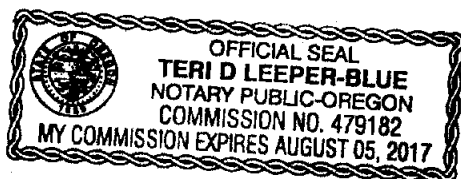
GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of OREGON)
County of Klamath) SS.

This instrument was acknowledged before me on this 14 day of August, 20 14,
by LEWIS A. DRIVER
Name(s) of individual(s) signing document

Teri D. Leeper-Blue
Notary Public
My commission expires: August 5, 2017

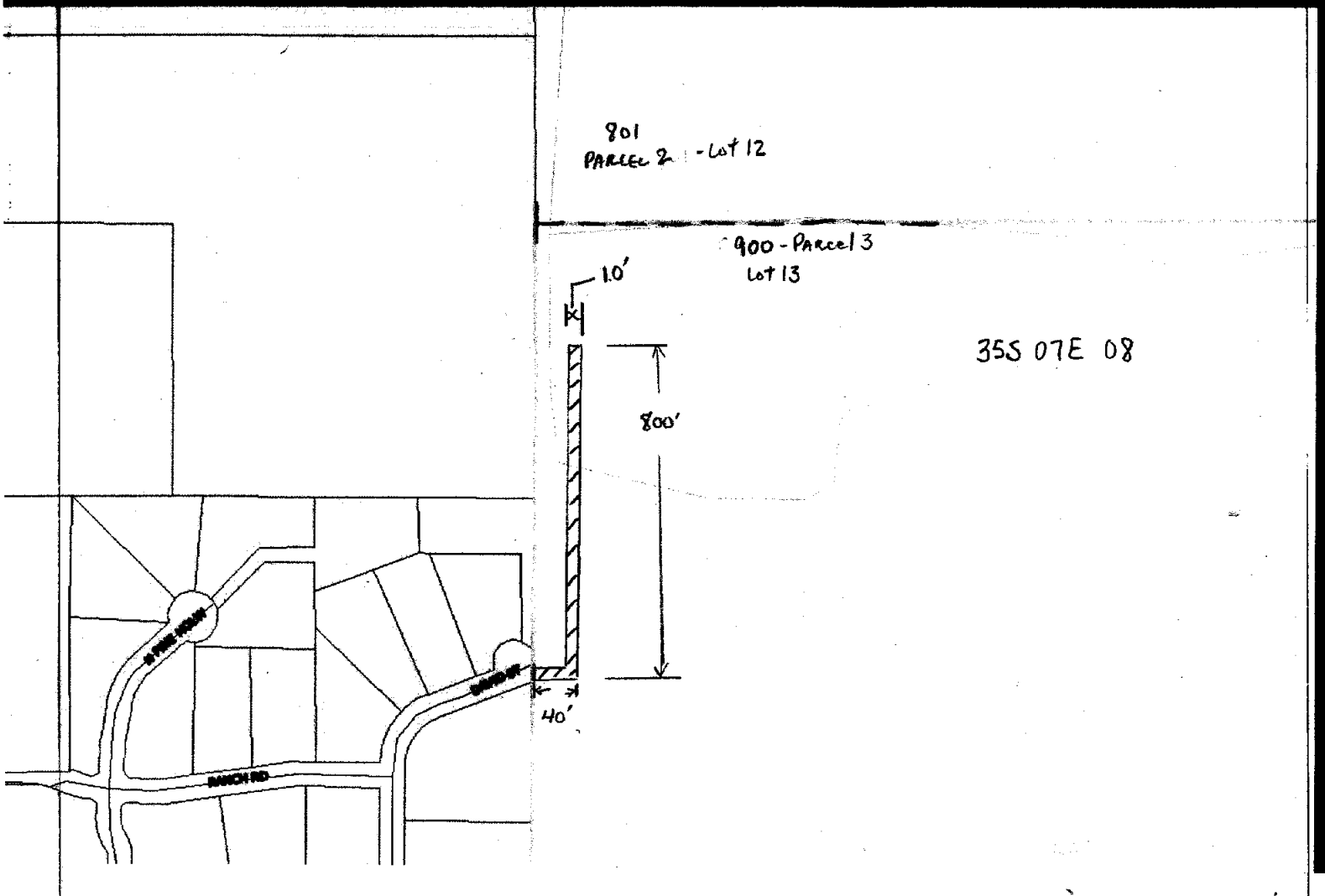


Property Description

Section: 8-SE 1/4 Township: 35 (N or S), Range: 7 (E or W) Willamette Meridian
County: Klamath State: Oregon
Parcel Number: 3 of Partition 22-05



LAND PARTITION 22-05



CC#: 11176 WO#: 5902906

Landowner Name: Driver

Drawn by: B. Shelangowski

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

AmériTitle 100084LW

THIS SPACE RESERVED FOR RECORDER'S USE

2014-000854

Klamath County, Oregon

01/31/2014 09:04:04 AM

Fee: \$47.00

After recording return to:

Lewis A. Driver

PO Box 1244

Chiloquin, OR 97624

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

Lewis A. Driver

PO Box 1244

Chiloquin, OR 97624

Escrow No. MT100084LW

Title No. 0100084

SWD r.020212

STATUTORY WARRANTY DEED

Perla Development Co., Inc., an Arizona Corporation,

Grantor(s), hereby convey and warrant to

Lewis A. Driver,

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 3 of Land Partition 22-05, being situated in Government Lots 3, 4, 5, 6, 11, 12, 13, 14, 19, 20, 21, 22, 27, 28,
29, 30, 31 and a portion of Lot 32, all in the W 1/2 and the SE 1/4 of Section 8, Township 35 South, Range 7, East
of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$145,000.00.

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:

Grant.

CC#:

WO#:

NAME:

DRAWN BY:

PacifiCorp

SCALE:

SHEET

OF

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EXHIBIT B