

2014-009358

Klamath County, Oregon



00158467201400093580040040

09/09/2014 10:29:15 AM

Fee: \$57.00

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

CC#: 11176 WO#: 5912369

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Bonham, Ronald A** ("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 **440** 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 1/4 Quadrant of SE 1/4 Quadrant, Section 29, Township 37 S, Range 9 E of the Willamette Meridian

Assessor's Map No.: **R-3709-02900-00902-000**

Parcel No.: **902**

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 1st day of August, 2014.

Ronald A. Bonahm

Ronald A Bonahm GRANTOR

GRANTOR

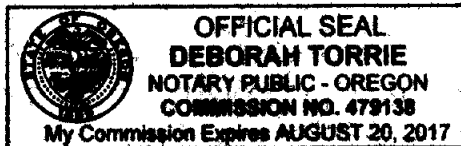
INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon)
) SS.
County of Klamath)

This instrument was acknowledged before me on this 1st day of August, 2014.

by Ronald A. Bonahm

Name(s) of individual(s) signing document



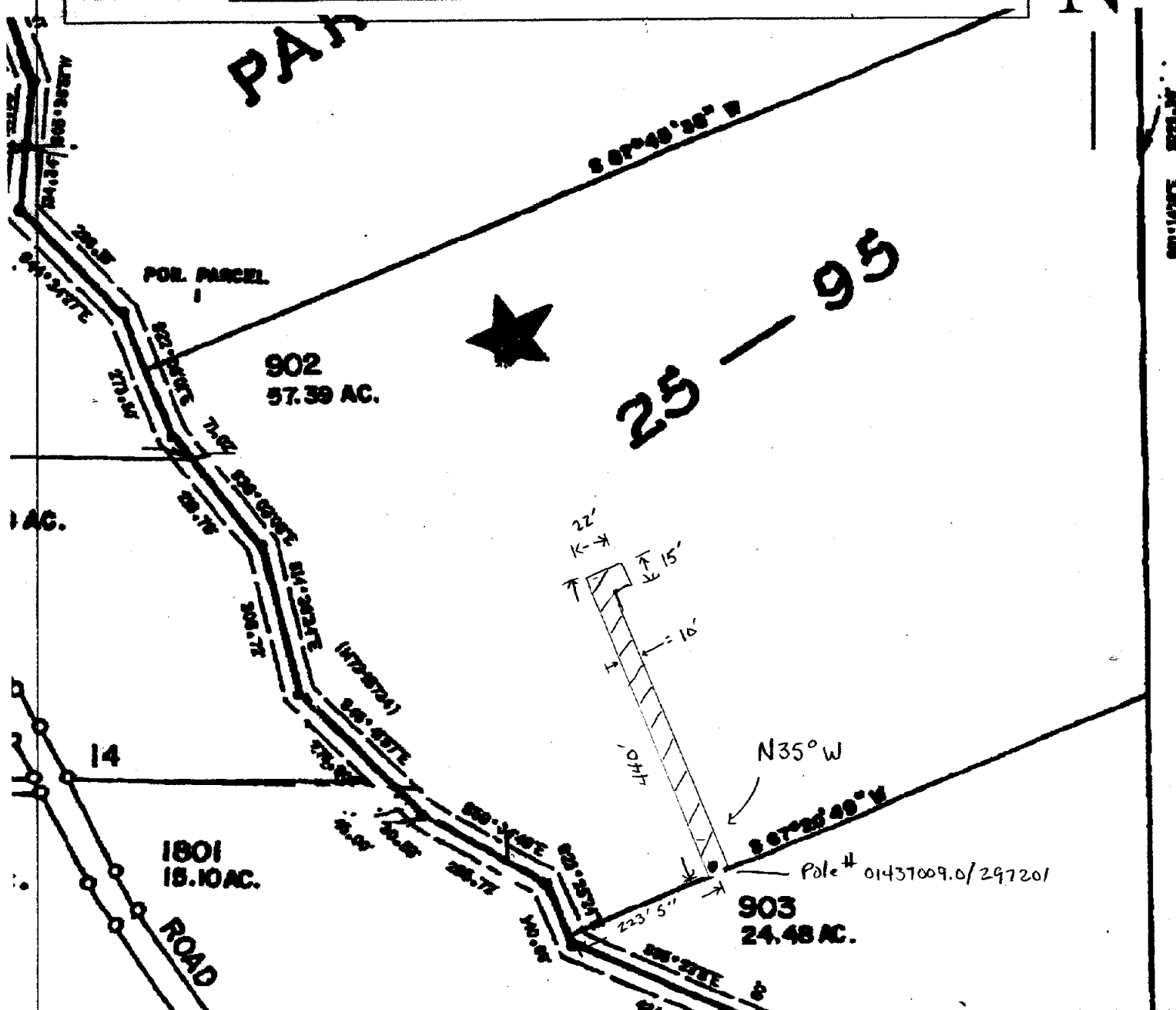
Deborah Torrie
Notary Public
My commission expires: August 20th 2017

Property Description

Section: 29 SE 1/4 Township: 37 (N or S), Range: 9 (E or W) Willamette Meridian

County: Klamath State: Oregon

Parcel Number: 2 (902)



CC#: 11176 WO#: 5912369

Landowner Name: Ron Bonham

Drawn by: B. Shelagowski

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

THIS SPACE RESERVED FOR RECORDER'S USE

AmériTitle *mtc 95890-CT*

2013-003962

Klamath County, Oregon

04/16/2013 02:22:23 PM

Fee: \$42.00

After recording return to:

Ronald A. Bonham

1252 Banyan Drive

Fallbrook, CA 92028

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

Ronald A. Bonham

1252 Banyan Drive

Fallbrook, CA 92028

Escrow No. MT95890-CT

Title No. 0095890

SWD r.020212

STATUTORY WARRANTY DEED

Jon W. Knapp and Carol L. Knapp, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Ronald A. Bonham,

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 Partition 25-95 situated in the SW1/4 and the SE1/4 NW1/4 of Section 29, Township 37 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$299,500.00.

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:

CC#: 11176

WO#: 5912369

NAME: R. Bonham

DRAWN BY: B. Shelanowski

EXHIBIT B

PacifiCorp

SCALE:
NTS

SHEET 2 OF 2