

2015-000115

Klamath County, Oregon



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01/06/2015 10:36:37 AM

Fee: \$57.00

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

CC#: 11176 WO#: 5916394

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, *Quail Park of Klamath Falls Phase II, LLC* ("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 **375** 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:

Parcel 3 of Land Partition 20-13, replat of Parcel 1 of Land Partition 62-00 and portion of Parcel 2 of Land Partition 62-00 conveyed in Property Line Adjustment 13-11 in SE1/4 NE1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded May 7, 2014 in Volume 2014-004618.

Assessor's Map No.: *R-3809-02000-00504-000*Parcel No.: *R-897995*

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.

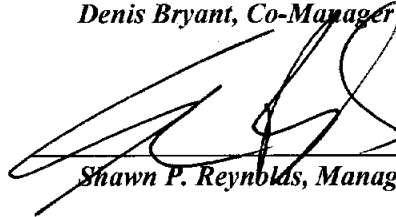
The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns and shall run with the land.

Dated this 9th day of September, 2014.

Quail Park of Klamath Falls Phase II, LLC



Denis Bryant, Co-Manager GRANTOR

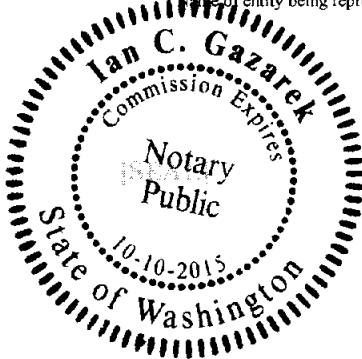


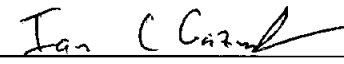
Shawn P. Reynolds, Manager GRANTOR

REPRESENTATIVE ACKNOWLEDGEMENT

State of Washington)
County of King) SS.

This instrument was acknowledged before me on this 9th day of September, 2014,
by Denis Bryant and Shawn P. Reynolds, as Co-Manager and Manager,
of Quail Park of Klamath Falls Phase II LLC.
Name of representative Title of representative Name of entity being represented



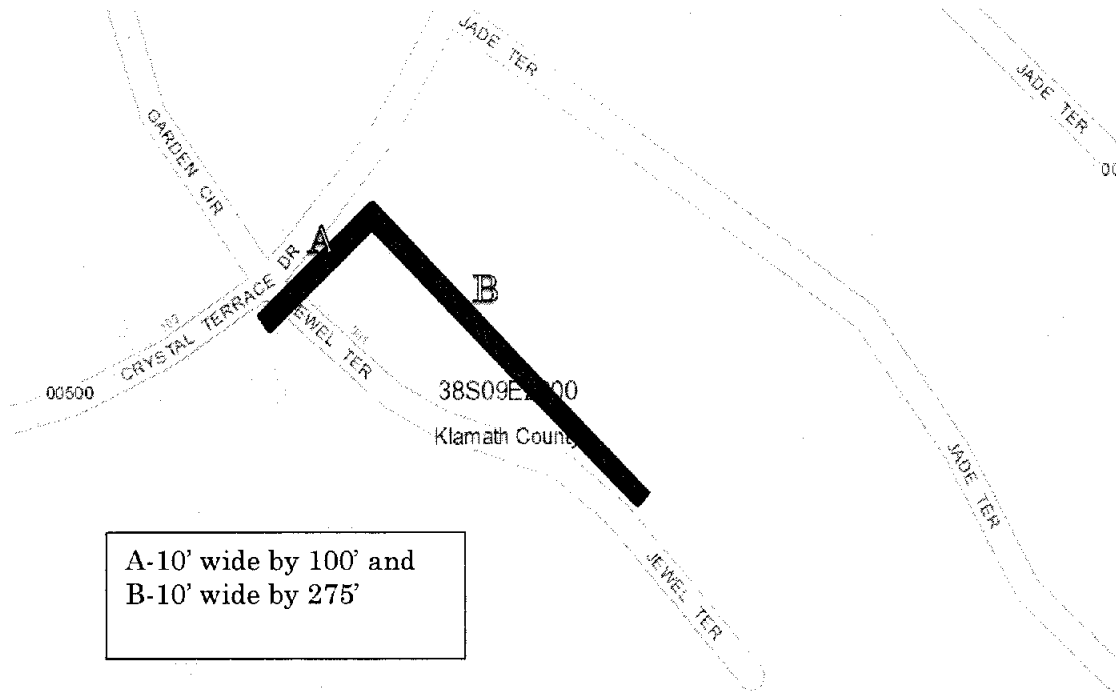


Notary Public
My commission expires: 10-10-2015

PROPERTY DESCRIPTION

Section: 20, Township: 38S, Range: 9E, Willamette Meridian,
Klamath County, State of Oregon.

Map / Tax Lot or Parcel No.: R-3809-02000-00504-000, Property ID# R897995



A-10' wide by 100' and
B-10' wide by 275'

CC11176: WO:5916394

Landowner Name: Quail Park of Klamath
Falls Phase II, LLC

Drawn by: B. Shelangouski

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

PROPERTY DESCRIPTION

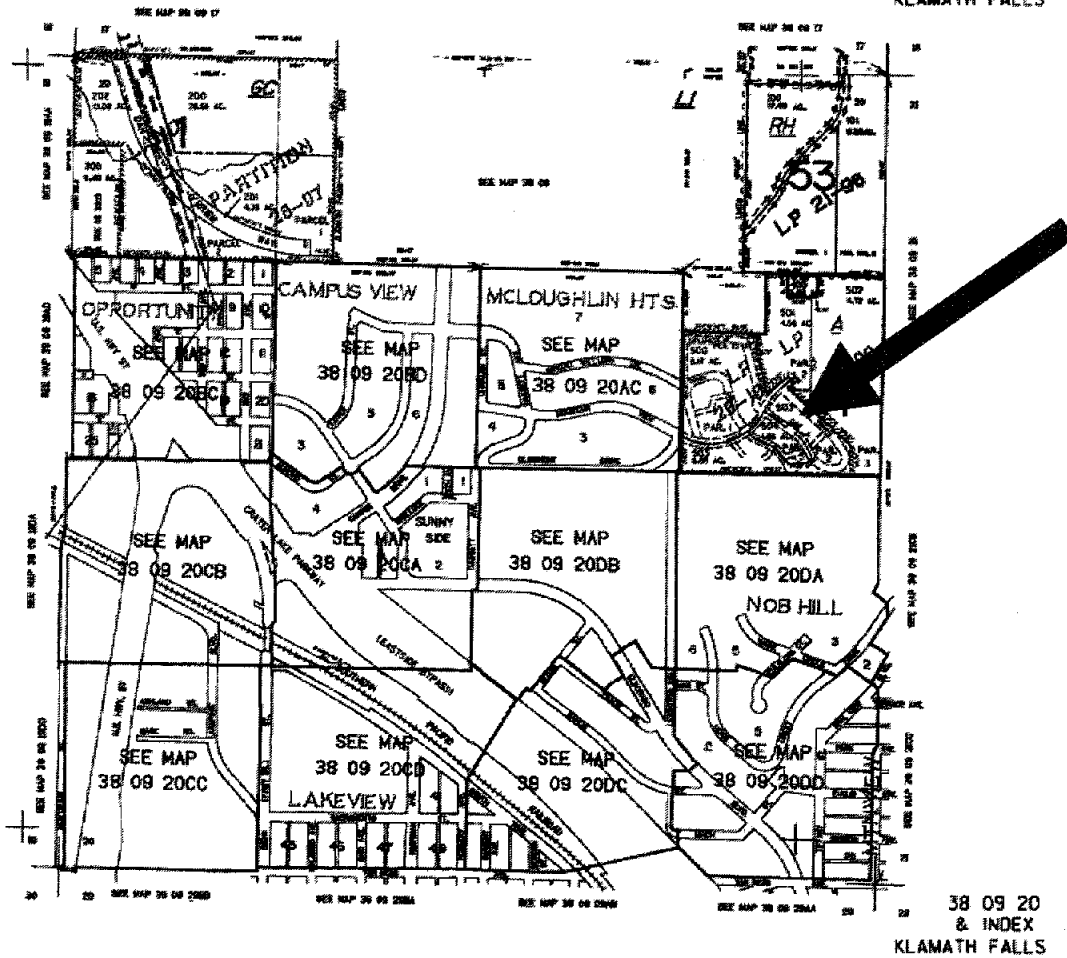
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REVISIO 05-2-13
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 20, T.38S. R.09E. W.M.
KLAMATH COUNTY
1" = 400'

38 09 20
& INDEX
KLAMATH FALLS



CC:11176 WO:5916394

Grantor Name: Quail Park of Klamath
Falls Phase II, LLC

EXHIBIT B  **PACIFIC POWER**
A DIVISION OF PACIFICORP