



**2017-005556**

**Klamath County, Oregon**

**05/19/2017 03:39:01 PM**

**Fee: \$57.00**

**After recording, return to:**  
Avista Corporation  
Real Estate Department  
P.O. Box 3727  
Spokane, Washington 99220-3727

**UNDERGROUND NATURAL GAS PIPELINE**  
**RIGHT OF WAY EASEMENT**

For valuable consideration, the receipt of which is hereby acknowledged, **DON PURIO and LINDA NORRIS, who acquired title as Linda Norris Purio** (collectively "Grantor"), hereby grant, convey and warrant to the **AVISTA CORPORATION**, a Washington corporation ("Grantee"), a perpetual underground easement along and across real property identified as Assessor's parcel id number R892599, map and tax lot number R3910 009AA 01700 000 legally described on **Exhibit A** hereto (the "Property"):

1. **PURPOSE.** Grantee shall have the right to construct, reconstruct, operate, maintain, repair, relocate and replace **an underground natural gas line**, together with all necessary fixtures and appurtenances (collectively, "Facilities"), on, over, under, along and across the Property. The easement shall extend 5 feet on each side of the center line of the Facilities, the approximate location of which is shown on the attached map marked **Exhibit B** (the "Easement Area"), and by this reference is incorporated into this easement.
2. **ACCESS AND DAMAGE.** Grantee shall have access over and across the above described property and the adjoining property of the Grantor for the purpose of the installation, repair and maintenance of said facilities, provided the Grantee repairs damages or compensates the Grantor for any damage to said properties as a result of such access and repair and maintenance.
3. **CLEARING AND MAINTENANCE.** Grantee shall have the right to cut, trim and remove any brush, branches, landscaping and trees, including danger trees within the Easement Area that in the opinion of the Grantee, could interfere with the safe and reliable operation of Grantee's Facilities or that could interfere with the exercise of Grantee's rights as granted herein.
4. **GRANTOR'S USE OF THE PROPERTY.** Grantor reserves the right to use and enjoy the Property and the Easement Area, to the extent that such use does not conflict or interfere with the Grantee's rights herein. Grantor shall



**Exhibit A**

**LEGAL DESCRIPTION OF PROPERTY**

Lot 7, Tract 1431, according to the official plat thereof on file in the office of the County Clerk,  
Klamath County, Oregon.

## IDENTIFICATION OF EASEMENT AREA

**TRACT 1431**

This survey map shows a portion of a larger area, bounded by a north-south line on the left and a north-south line on the right. The top boundary is labeled **N89°43'57"E 1813.54**. The bottom boundary is labeled **N89°43'57"E 947.90** and **CENTURION COURT**. The map includes the following features:

- Lot 9:** Located on the left, labeled **9 ACRES**. Its eastern boundary is **N0°00'30"E 333.00**. Its southern boundary is **206.80**. A **PUBLIC UTILITY EASEMENT** is shown crossing its southern boundary.
- Lot 8:** Located in the center, labeled **8 2.03 ACRES**. Its eastern boundary is **N00°00'30"E 333.00**. Its southern boundary is **265.55**. A box indicates the **Approximate location of the 10 foot wide easement area** near its southeast corner.
- Lot 7:** Located on the right, labeled **7 2.03 ACRES**. Its eastern boundary is **N00°00'30"E 333.00**. Its southern boundary is **265.55**. A diagonal line from its northwest corner to the intersection of Lot 8's eastern boundary and its southern boundary is labeled **320.00**.
- Top Boundary:** Labeled **LUPINE LANE** with a width of **265.55**. Below it, a line is labeled **FOOT WIDE NON-EXCLUSIVE EASEMENT BY DEED VOLUME 320 PAGE 356**.
- Bottom Boundary:** Labeled **CENTURION COURT** with a width of **360.26**. To the left of this boundary is a width of **265.19**, and to the right is a width of **27.00**.