

Amorville  
05/16/2017 02:27 AM

**Return Address:**

Avista Corporation  
Real Estate Department  
P.O. Box 3727  
Spokane, Washington 99220-3727

**2017-005558**

**Klamath County, Oregon**

05/19/2017 03:39:01 PM

Fee: \$57.00

**UNDERGROUND NATURAL GAS LINE**  
**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 R892596, map and tax lot number 39S10E09AB1300 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 not construct, place or maintain any building, structure, fence or landscaping

within the Easement Area that may interfere with Grantee's rights or with the safe operation of the Facilities or that are not in compliance with all safety and building codes, regulations and laws.

5. **INDEMNITY.** Grantee agrees to indemnify and hold harmless Grantor, its employees, agents, guests and invitees from damage to property and personal injury to the extent caused by Grantee's negligence or willful misconduct in the exercise of its rights herein, provided that Grantee shall not be liable for property damage or personal injury that is caused by the acts or omissions of Grantor, its employees, agents, guests and invitees or any other person.


6. **SUCCESSORS AND ASSIGNS.** The rights granted in this easement run with the Property and shall be binding upon and benefit the parties and their respective successors, heirs and assigns.

IN WITNESS WHEREOF, the Grantors have caused this Easement to be executed with the intent that it be effective as of this 16 day of May, 2017.

GRANTOR:

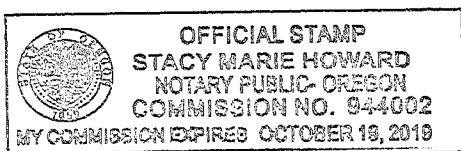
  
DON PURIO

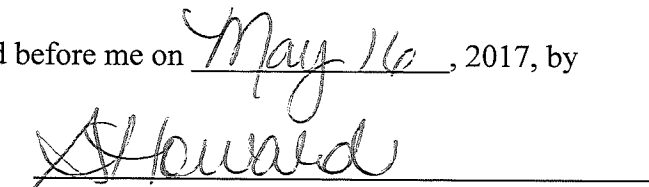
GRANTOR:

  
LINDA NORRIS, who acquired title as  
Linda Norris Purio

STATE OF OREGON )  
 ) ss.  
County of Klamath Falls )

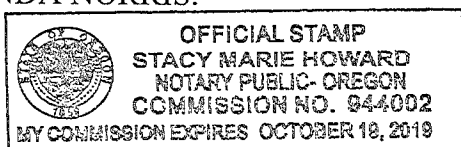
This instrument was acknowledged before me on May 16, 2017, by  
DON PURIO.




  
Notary Public for the State of Oregon  
My Commission Expires: 10-19-19

STATE OF OREGON )  
 ) ss.  
County of Klamath Falls )

This instrument was acknowledged before me on April 12, 2017, by  
LINDA NORRIS.



  
Notary Public for the State of Oregon  
My Commission Expires: 10-19-19

**Exhibit A**

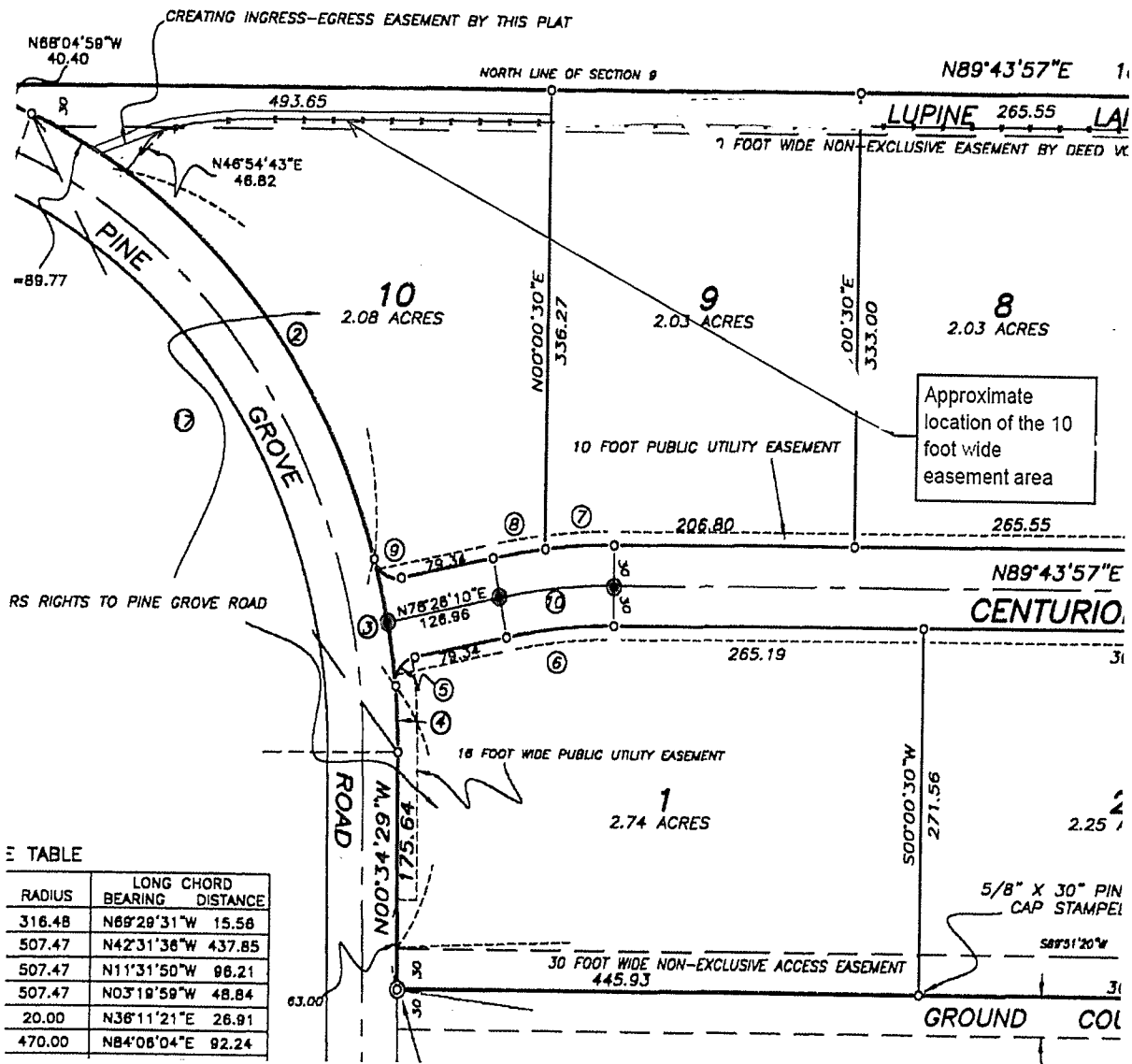
**LEGAL DESCRIPTION OF PROPERTY**

Lot 10, 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 14**

BEING A REPLAT OF PARCEL 3 OF "LAND PA  
THE NE1/4 OF SECTION 9, T  
KLAMATH COUNTY, OF  
SEPTEMBER, 200



**Exhibit B**  
**Page 1**