

160027 AM

2017-005561

Klamath County, Oregon

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Fee: \$57.00

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

UNDERGROUND NATURAL GAS LINE
RIGHT OF WAY EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged, **DONALD L. MANLEY**, an individual ("Grantor"), hereby grants, conveys and warrants to the **AVISTA CORPORATION**, a Washington corporation ("Grantee"), a perpetual underground easement along and across real property identified as Assessor's parcel id number R892601, map and tax lot number R-3910-009AA-01500-000 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 not construct, place or maintain any building, structure, fence or landscaping

Page 2 - Underground Natural Gas Pipeline Easement - Lupine Lane Lot 5
90732466.1 0041548-00033

Exhibit A

LEGAL DESCRIPTION OF PROPERTY

Lot 5, Tract 1431, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.

Exhibit B

IDENTIFICATION OF EASEMENT AREA

A 10 foot wide strip located in the southerly portion of the north 30 feet of Lot 5, Tract 1431, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

