



061217A-Accom

WAS REQUESTED TO RECORD THIS INSTRUMENT AS AN ACCOMMODATION. IT HAS NOT BEEN EXAMINED FOR SUFFICIENCY OR ITS EFFECT UPON THE TITLE.

2017-006376

Klamath County, Oregon

06/12/2017 10:29:00 AM

Fee: \$82.00

**RECORDING COVER SHEET (Please Print or Type)**

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

**AFTER RECORDING RETURN TO:**

Pacific Connector Gas Pipeline

3709 Citation Way, Suite 102

Medford, OR 97504

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Right-of-Way and Easement Agreement

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Stephen L. Ward

11622 Hwy. 66

Klamath Falls, OR 97601

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Pacific Connector Gas Pipeline, LP

5615 Kirby Drive, Suite 500

Houston, TX 77005

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_  Other

**5) SEND TAX STATEMENTS TO:**

No Change

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:  FULL  
(If applicable)  PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in**

**accordance with ORS 205.244: "RERECORDED TO CORRECT \_\_\_\_\_ PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."**

**RETURN ADDRESS**

PACIFIC CONNECTOR GAS PIPELINE, LLC  
125 CENTRAL AVENUE, SUITE 250  
COOS BAY, OR 97420

**DOCUMENT TITLE(S): RIGHT-OF-WAY AND EASEMENT AGREEMENT**

**REFERENCE NUMBERS(S) OF RELATED DOCUMENTS**

**GRANTOR(S)**

STEPHEN L. WARD, AN ESTATE IN FEE SIMPLE

**GRANTEE(S)**

PACIFIC CONNECTOR GAS PIPELINE, LP, A DELAWARE LIMITED PARTNERSHIP

**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL, OR PARCELS, OF LAND LYING IN THE E2 NW4 OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, OREGON, BEING MORE FULLY DESCRIBED IN THE EXHIBIT "B".

**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER**

R502254

## RIGHT-OF-WAY AND EASEMENT AGREEMENT

**THIS RIGHT-OF-WAY AND EASEMENT AGREEMENT ("Agreement")** is entered into this 6<sup>th</sup> day of June, 2017, by and among Stephen L. Ward, an estate in fee simple, whose address is 11622 Hwy 66, Klamath Falls, OR 97601 ("**Grantor**"), and Pacific Connector Gas Pipeline, LP, a Delaware limited partnership, acting through its general partner, Pacific Connector Gas Pipeline, LLC, a Delaware limited liability company, 5615 Kirby Drive, Suite 500, Houston, TX 77005 ("**Grantee**").

For valuable consideration, Grantor does hereby grant, sell and convey to Grantee, its successors and assigns, a perpetual, non-exclusive right-of-way and easement ("**Easement**") to locate, survey, construct, entrench, maintain, repair, replace, protect, inspect and operate a pipeline, cathodic equipment and/or appurtenances, which may be constructed above or below ground, including but not limited to valves and metering equipment, electrical and/or communications cable, underground conduit, splicing boxes, and roads (collectively, the "**Facilities**"), which may be on, over, under, above and through the land legally described below ("**Property**"). Grantor warrants that it is the fee simple owner of the Property, which is situated in the County of Klamath, State of Oregon, and legally described as follows:

That certain parcel, or parcels, of land lying in the E2 NW4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian and being more particularly described on the attached Exhibit "B".

The Property is also known by County Assessor Parcel Number(s): R502254

A centerline survey depiction of the pipeline is set forth in Exhibit A attached and made a part of this Agreement. For purposes of illustration, the real property encumbered by the Easement is fifty (50) feet in width, being twenty-five (25) feet on each side of the centerline of the pipeline to be constructed by Grantee and located as shown on Exhibit A. The Easement consists of approximately 0.239 acres.

This Agreement conveys to Grantee, its affiliates, and their contractors and designees the right of ingress and egress to and from the Facilities over, across and through the Property, and access on and within the Easement, with the right to use existing and future roads on the Property, for the purposes of surveying, constructing, inspecting, repairing, protecting, operating and maintaining the Facilities and the addition, removal or replacement of the same at will, either in whole or in part, with either like or different size pipe ("**Work**"). Grantee, its affiliates, and their contractors and designees may use such portions of the Property along and adjacent to the Easement as may be reasonably necessary during construction and repair of the Facilities, and as clearly defined and shown in Exhibit A.

Grantee agrees that within a reasonable time following the completion of the Work and subject to weather and/or soil conditions, Grantee shall, as near as practicable, restore the Easement to its original contour and condition. Grantee agrees to compensate Grantor adequately for impacts that directly result from the Work. Any other recognizable impacts to other real or personal property that result from the Work shall be repaired by Grantee, or the Grantor shall be compensated for such repairs. Grantee shall have the right to cut and to keep clear without payment all timber, wood products, trees, brush, native growth or foliage and other obstructions that may, in the Grantee's opinion, endanger, hinder or conflict with the construction, repair, operation, inspection, protection, maintenance and use of the Facilities.

Grantee shall possess the above-described rights, together with all rights necessary to operate, protect and maintain the Facilities within the Easement granted to the Grantee, its successors and assigns. Grantee may assign the rights granted under this Agreement, either in whole or in part, subject to the terms of this Agreement, with such rights deemed to be covenants running with the land and to be binding upon Grantor, its heirs, legal representatives and successors in title.

Grantee may at any time permanently abandon the Easement and, at Grantee's sole discretion, may remove or abandon in place the Facilities. Upon such abandonment, Grantee may, at its discretion,

execute and record a reconveyance and release of this Agreement whereupon this Agreement with all rights and privileges mutually granted hereunder shall be fully canceled and terminated.

Grantor reserves the right to use and enjoy the Property except for the purposes granted in this Agreement and the limitations on Grantor's use set forth herein. Any pipeline constructed by Grantee across lands under cultivation shall, at the time of construction, be buried with a minimum of three (3) feet of cover from the top of the pipe so as not to interfere with such cultivation. Grantor shall have the right to cultivate, work, plow, harvest and use the land granted within the Easement so long as it shall not hinder, conflict or interfere with Grantee's surface or subsurface rights, including its right to cut and keep clear the Easement area as set forth above, or disturb its ability to operate, maintain and protect the Facilities. Grantor is prohibited from creating or maintaining roads, reservoirs, excavations, changes in surface grade, obstructions or structures within the described Easement without the express written consent of Grantee.

Grantee shall indemnify and hold Grantor harmless from and against any and all loss, damage, or injury that may result from the construction, operation and maintenance of the Facilities; provided, however, that said loss, damage, or injury does not arise out of or result from the actions of the Grantor or his/her agents or employees.

Grantor agrees to indemnify Grantee against any environmental liability that predates the date of this Agreement or that was caused solely by the Grantor's or his/her agents' or employees' actions or inactions.

Grantee shall have the right to discharge or redeem for Grantor, in whole or in part, any mortgage, tax or other lien on the Property and shall be subrogated to such lien and rights.

It is mutually understood and agreed that this Agreement and the attached exhibits, as written, cover and include all of the agreements between the parties except as may otherwise be provided in a Temporary Construction Easement Agreement or Access Road Easement Agreement and that no representations or statements, verbal or written, have been made modifying, adding to or changing the terms of this Agreement.

The terms, conditions and provisions of this Agreement shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties. Each and every easement, covenant, condition, restriction and agreement contained herein shall constitute a covenant running with the land in favor of the land thereby burdened. Either party may record this Agreement in the records of real property in the county where the Property is located.

This Agreement may be executed in counterparts so that when taken together, such counterparts constitute a single, fully executed document.

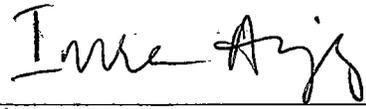
IN WITNESS WHEREOF the parties have EXECUTED THIS CONVEYANCE AND  
AGREEMENT THIS 6 DAY OF June, 20 17

**GRANTOR:**

  
\_\_\_\_\_  
Stephen L. Ward

**GRANTEE:**

**PACIFIC CONNECTOR GAS PIPELINE, LP**  
by its General Partner, Pacific Connector  
Gas Pipeline, LLC

  
\_\_\_\_\_  
Imvan Aizaz, Authorized Signatory

ACKNOWLEDGMENT

STATE OF OREGON

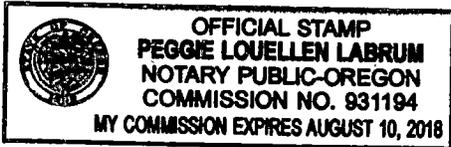
)  
)ss.  
)

COUNTY OF KLAMATH

On this 6 day of June, 2017, personally appeared Steph Wal,  
proven to me to be the individual described in and who signed the foregoing instrument, and  
acknowledged to me that she/he signed the instrument as her/his voluntary act and deed for the uses and  
purposes mentioned therein.

Before me:

Peggie Louellen Labrum



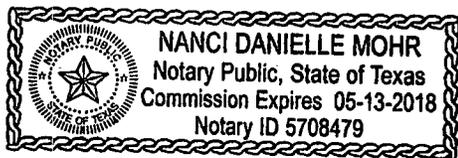
Notary Public in and for the State of Oregon  
My Commission Expires: August 10, 2018

ACKNOWLEDGMENT

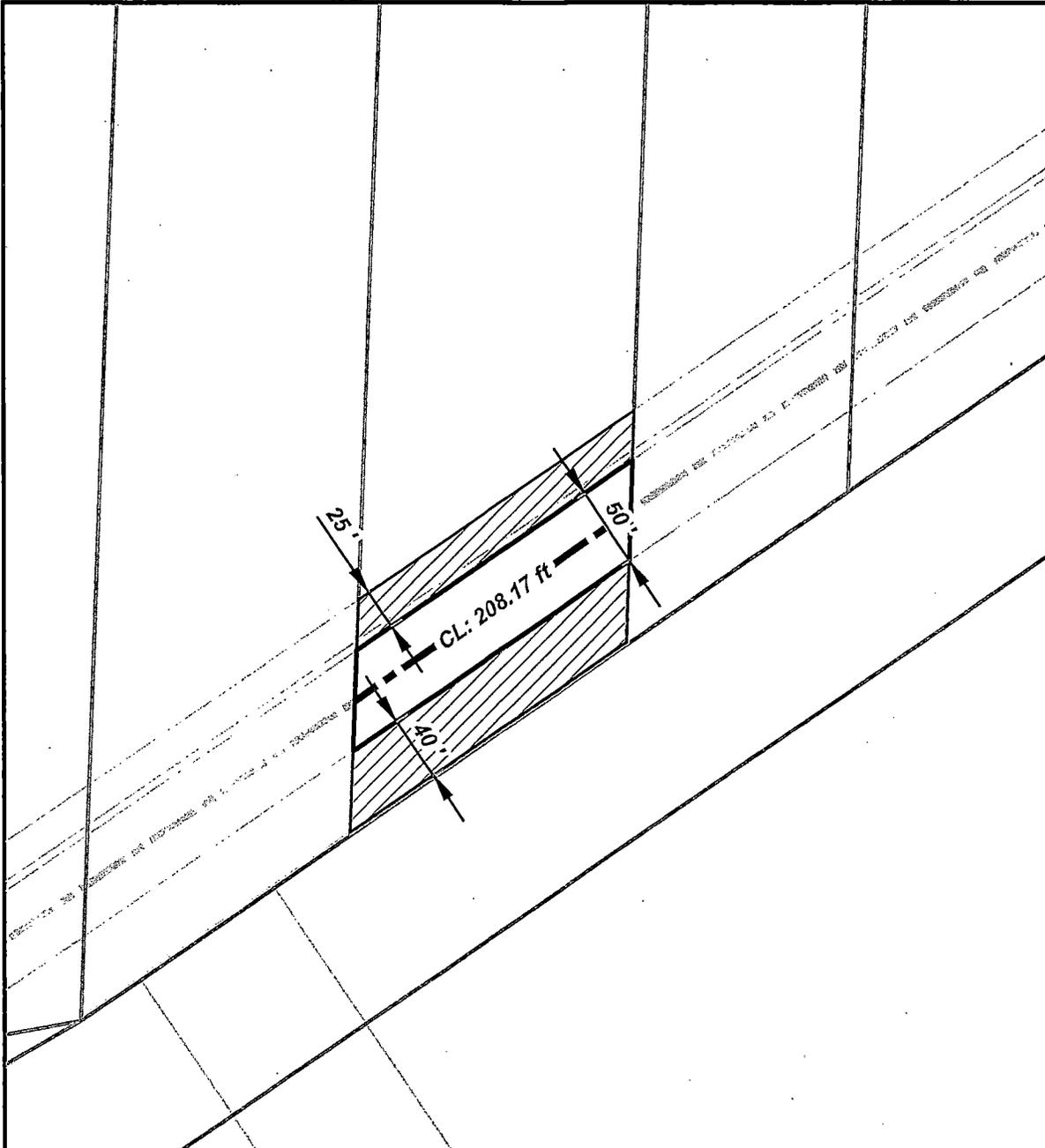
STATE OF TEXAS )  
COUNTY OF Harris )ss.  
\_\_\_\_\_ )

On this 8th day of June, 2017, personally appeared Imran Aizaz,  
proven to me to be the Authorized Signatory of Pacific Connector Gas Pipeline, LP acting through  
its general partner, Pacific Connector Gas Pipeline, LLC, and acknowledged that she/he signed the  
forgoing instrument on behalf of and by authority of said entity and that the instrument is said entity's  
voluntary act and deed for the uses and purposes mentioned therein.

Before me:



Nanci D. Mohr  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: 05/13/18

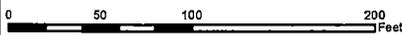


**Disclaimer:** The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

**Length of Pipeline this Tract: 208.17 ft**

**Legend**

- Proposed Pipeline
- Permanent Easement = 10408.60 ft<sup>2</sup> | 0.239 ac.
- Temporary Extra Work Area = 13534.31 ft<sup>2</sup> | 0.311 ac.
- Uncleared Storage Area = 0.00 ft<sup>2</sup> | 0.000 ac.
- Property Line



REV  
1

REVISED DATE:  
5/9/2017

**EXHIBIT "A"**  
PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT - Ward, Stephe  
APN: R502254

M.P. 192.8 TO M.P. 192.83  
T-39 S, R-8 E Sec 33  
COUNTY, OREGON



DWG: 3430.33-X-KH-620.000 (1 of 1)

Source: P:\PCGP\_UC\ING\MapL\and\me\BY\mcd - DDP Index - 904

## EXHIBIT B

A portion in the E1/2 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The E1/2 of the following described property:

Beginning on the Southerly line of the Klamath Falls – Ashland or Greensprings Highway at a stake which is South 135 feet and South 62 degrees 22 1/2' West 1122 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence South 62 degrees 22 1/2' West 374 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 1658.6 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging Railroads; thence Northeasterly along the North line of said right of way 406.85 feet to a stake; thence North 1639.5 feet to the place of beginning.

EXCEPTING THEREFROM the following:

Beginning on the Southerly line of the Klamath Falls – Ashland or Greensprings Highway at a stake which is South 135 feet and South 62 degrees 22 1/2' West 1122 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence South 62 degrees 22 1/2' West 187 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 310 feet to a point; thence at right angles East to a point due South of the point of beginning; thence North parallel with the West line of said Section 33 to the point of beginning, situated in Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 30 feet.