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OR ITS EFFECT UPON THE TITLE.

2018-002319
Klamath County, Oregon
03/01/2018 11:58:01 AM
Fee: \$87.00

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

Lee Pecor and Dqwn Nye, not as tenants in common, but with the right of survivorship

11470 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 _____."

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

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)

LEE PECOR AND DAWN NYE, NOT AS TENANTS IN COMMON, BUT WITH THE RIGHT OF SURVIVORSHIP

GRANTEE(S)

PACIFIC CONNECTOR GAS PIPELINE, LP, A DELAWARE LIMITED PARTNERSHIP

LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN THE NW ¼ OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED IN "EXHIBIT B".

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

R502272

RIGHT-OF-WAY AND EASEMENT AGREEMENT

THIS RIGHT-OF-WAY AND EASEMENT AGREEMENT ("**Agreement**") is entered into this 18 day of JANUARY, 2018, by and among Lee Pecor and Dawn Nye, not as tenants in common, but with the right of survivorship, whose address is 11470 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**"). Grantee agrees there shall be no above ground installations or structures on the Easement without the express written consent of Grantor, except pipeline markers and/or cathodic protection test posts at fence lines, roadways, railroads, ditches and waterways or as dictated by governmental regulations.

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:

A portion of land situated in the NW ¼ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described in "Exhibit B".

The Property is also known by County Assessor Parcel Number(s): R502272

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 as constructed by Grantee. The Easement consists of approximately 0.268 acres. For purposes of illustration, a depiction of the centerline of the proposed pipeline and the proposed Easement location is set forth in Exhibit A attached and made a part of this Agreement.

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.

If Grantee fails to begin construction of the Facilities on the Property within fifteen (15) years of the Effective Date, Grantor may demand that Grantee execute a relinquishment of this Easement. If construction does not commence within thirty (30) days of such demand, Grantee shall execute and record the relinquishment of the Easement.

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.

In the event Grantor fails to make timely payment of any mortgage, tax, or other lien on the Property when due, Grantee shall have the right to discharge or redeem for Grantor, in whole or in part, the 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. Grantee may record this Agreement in the records of real property in the county where the Property is located.

The parties shall endeavor to resolve any dispute relating to or arising out of this Agreement through settlement discussions or by mediation prior to filing any legal action. In the event Grantor and Grantee cannot resolve the dispute, legal action may be initiated in an Oregon state or federal court of competent jurisdiction.

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 18th DAY OF January, 20 18.

GRANTOR:



Lee Pecor

GRANTOR:



Dawn Nye

GRANTEE:

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



, Authorized Signatory

ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF KLAMATH)
) ss.

On this 19 day of JANUARY, 20 18, personally appeared LEE PECOR,
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:



Barry Mark Pennington
Notary Public in and for the State of Oregon
My Commission Expires: 3/14/2021

ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF KLAMATH)
) ss.

On this 18 day of JANUARY, 20 18, personally appeared DAWN NYE,
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:



Barry Mark Pennington
Notary Public in and for the State of Oregon
My Commission Expires: 3/14/2021

ACKNOWLEDGMENT

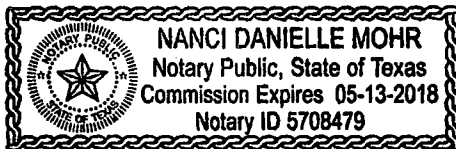
STATE OF TEXAS)

COUNTY OF Harris)

)ss.

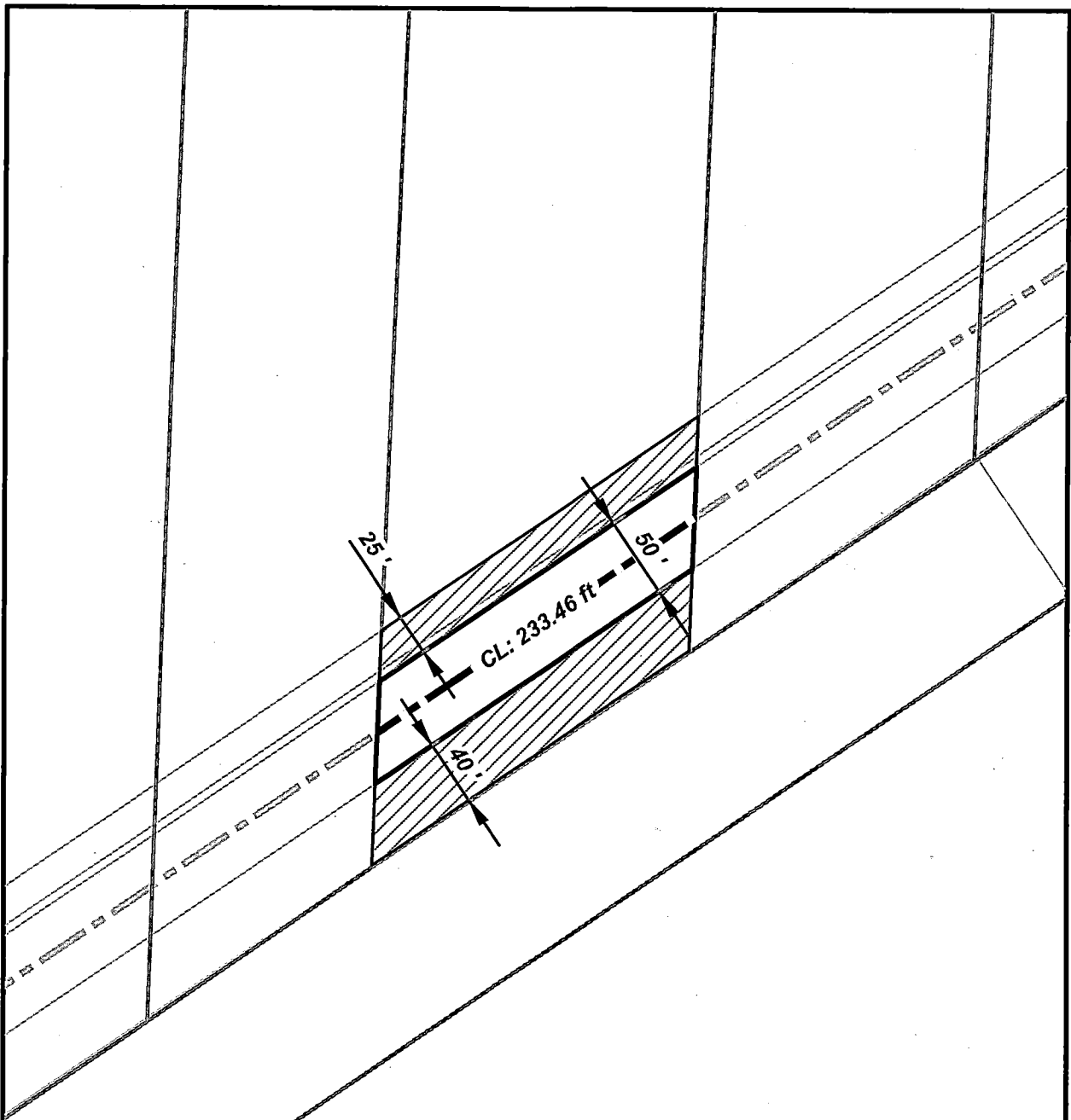
On this 25th day of January, 2018, personally appeared Elizabeth Spomer, proven to me to be the Authorized Signatory of Pacific Connector Gas Pipeline, LP, acting through its general partner, Pacific Connector Gas Pipeline, LLC, and acknowledged that she/he signed the forgoing instrument on behalf of 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: 233.46 ft

Legend

- Proposed Pipeline
- Permanent Easement = 11672.90 ft² | 0.268 ac.
- Temporary Extra Work Area = 15179.59 ft² | 0.348 ac.
- Uncleared Storage Area = 0.00 ft² | 0.000 ac.
- Property Line

0 50 100 200 Feet



REV
2

REVISED DATE:
5/8/2017

EXHIBIT "A"

PACIFIC CONNECTOR GAS PIPELINE, LP

PROPERTY EXHIBIT - Pecor, Lee and Nye, Dawn
APN: R502272

M.P. 192.87 TO M.P. 192.91
T-39 S, R-8 E Sec 33
KLAMATH COUNTY, OREGON



DWG: 3430.33-X-KH-622.000 (1 of 1)

TRACT: KH-622.000

EXHIBIT B

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

Beginning on the Southerly line of the Klamath Falls-Ashland Highway at a stake which is South 135 feet and South 61 degrees 56' West 748 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 61 degrees 56' West 214 feet along the Southerly line of said Highway to a stake; thence South 1612 feet, more or less, to a stake on the Northerly right of way line of the Weyerhaeuser logging railroad; thence North 54 degrees 12' East along said Northerly right of way line of said Weyerhaeuser logging railroad to a stake due South from the point of beginning; thence North 1576.9 feet to the place of beginning.

ALSO INCLUDING that portion more particularly described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway known as the Green Springs Highway at a stake which is South 135 feet from the quarter section common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Southwesterly along the South line of said Highway 983 feet to a point for the point of beginning; thence Northeasterly along the Southerly line of said highway 21 feet to a point which is the Northeasterly corner of a parcel of land described in a deed from B. E. Kerns and Clara Kerns, his wife, to Theodore Zarosinski and Anna Zarosinski, his wife, dated the 27th day of December 1944, and recorded the 28th day of February 1945, in Volume 173, Deed Records of Klamath County, Oregon, at page 509; thence South along the Easterly line of said tract, a distance of 68 feet to a point; thence Northwesterly 69 feet, more or less, to the point of beginning.