

**2018-014271**

**Klamath County, Oregon**

11/27/2018 11:42:01 AM

Fee: \$117.00

**RETURN ADDRESS**

PACIFIC CONNECTOR GAS PIPELINE, LLC  
111 SW 5<sup>TH</sup> AVE, SUITE 1100  
PORTLAND, OR 97204

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

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

**GRANTOR(S)**

WC RANCH INC., AN OREGON CORPORATION

**GRANTEE(S)**

PACIFIC CONNECTOR GAS PIPELINE, LP, A DELAWARE LIMITED PARTNERSHIP

**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT B.

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

R587555; R587573; R99422

## RIGHT-OF-WAY AND EASEMENT AGREEMENT

THIS RIGHT-OF-WAY AND EASEMENT AGREEMENT ("Agreement") is entered into this 16 day of OCTOBER, 2018, by and among WC Ranch Inc., an Oregon corporation, whose address is 17356 Hill Road, Klamath Falls, OR 97603 ("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 of land lying in Section 27, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, being more fully described in the attached Exhibit B.

The Property is also known by County Assessor Parcel Number(s): R587555; R587573; R99422

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 0.811 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 Easement without the express written consent of Grantee.

Grantor and Grantee further agree to comply with the Use Stipulations set forth in Exhibit C attached hereto and made part of this Agreement. Grantor and Grantee agree that Exhibit C may be amended upon the written consent of both parties. If there is a discrepancy between this Agreement and Exhibit C, the latter shall prevail.

Grantee shall indemnify and hold Grantor harmless from and against any and all loss, damage, or injury that results 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. Notwithstanding anything contained in this Agreement, Grantee shall not be liable for incidental, special, consequential or punitive damages or lost profits or revenues under this Agreement.

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.

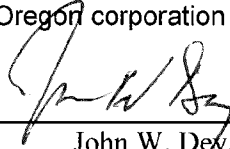
The terms, conditions and provisions of this Agreement shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties. Each and every easement, covenant, condition, restriction and agreement contained herein shall constitute a 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 16 DAY OF OCTOBER, 2018.

**GRANTOR:**

**WC RANCH INC.,**  
an Oregon corporation

  
\_\_\_\_\_  
John W. Dey, Secretary

**GRANTEE:**

**PACIFIC CONNECTOR GAS PIPELINE, LP**  
by its general partner, Pacific Connector Gas  
Pipeline, LLC

  
\_\_\_\_\_  
Tony Diocce, Authorized Signatory

ACKNOWLEDGMENT

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

On this 16 day of OCTOBER, 2018, personally appeared JOHN W. DEY,  
proven to me to be the SECRETARY of WCRANCH, INC,  
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:

Raymond Earl Bennett  
Notary Public in and for the State of Oregon  
My Commission Expires: 7-23-2022

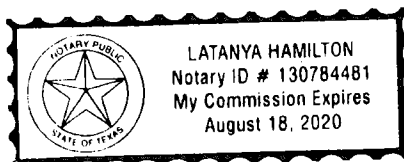


ACKNOWLEDGMENT

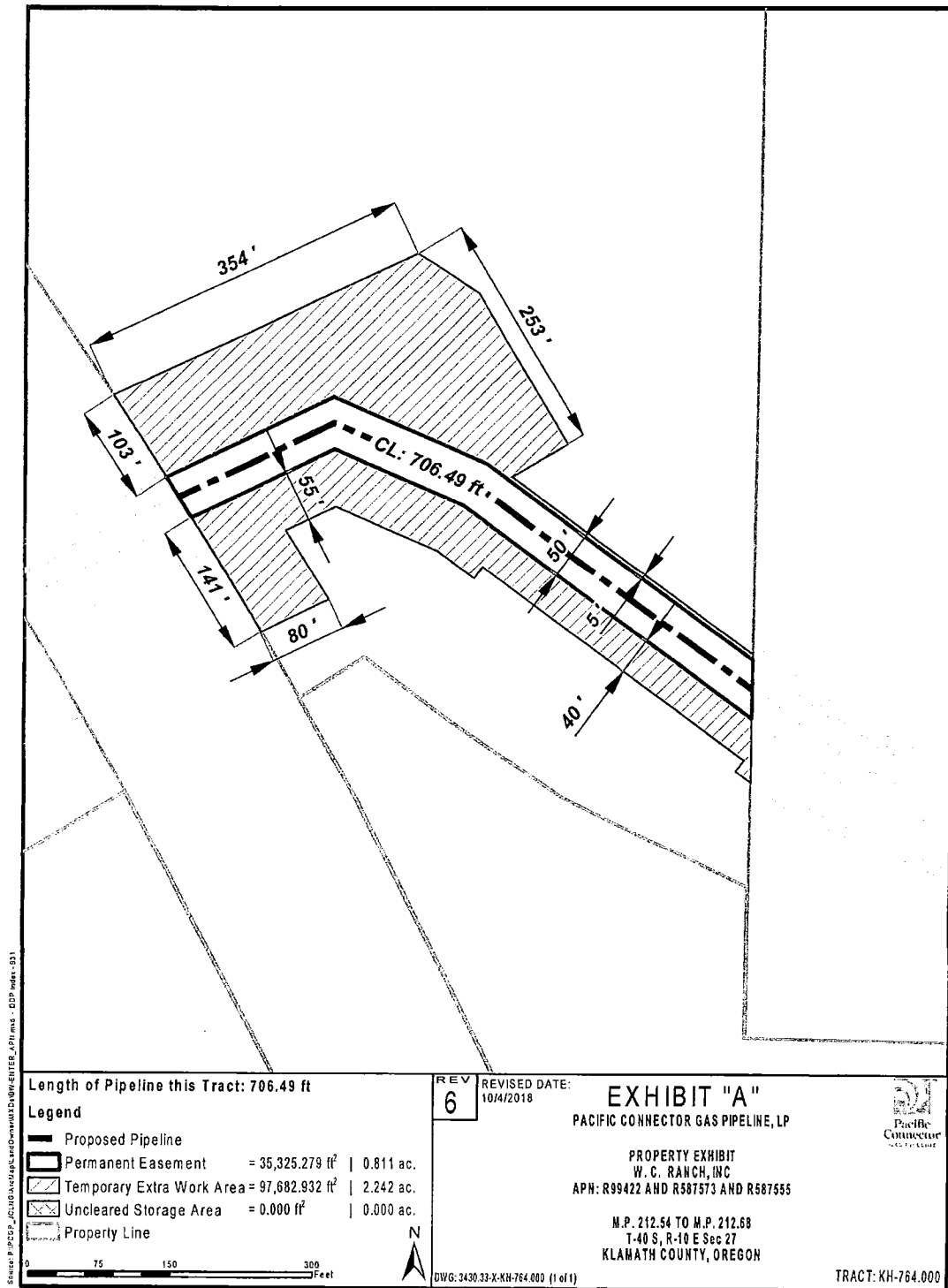
STATE OF TEXAS )  
 ) ss.  
COUNTY OF HARRIS )

On this 5th day of November, 2018, personally appeared Tony Dioxee,  
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:



Latanya Hamilton  
Notary Public in and for the State of Texas  
My Commission Expires: August 18, 2020



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.

## EXHIBIT B

**KH-764.000**

### DESCRIPTION OF WC RANCH PROPERTY RESULTING FROM PLA 18-11

A tract of land situated in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Government Lots 5, 6, 7, 8 and 9; SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; N $\frac{1}{2}$  NW $\frac{1}{4}$ ; SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; W $\frac{1}{2}$  NE $\frac{1}{4}$ ; EXCEPTING THEREFROM any portion thereof lying southwesterly of the Burlington Northern Railroad;

LESS the following: Beginning at a 5/8" iron pin marking the northeast corner of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 27; thence south 00°33'36" West, along the east line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 27, 1382.64 feet, more or less, to the northerly right of way line of Hill Road, a county road; thence Northwesterly along the northerly right of way line of said Hill Road 1300 feet, more or less, to a one-inch iron pin at the intersection of said right of way line with a fence running Northeast; thence along said fence and the northeasterly projection thereof North 42°12'33" East 542.45 feet to a one-inch iron pin set in the center of a dirt road; thence leaving said fence line North 35°05'31" East 392.34 feet to a point on the north line of said Section 27, said point being marked by a one-inch iron pin; thence North 89°58'17" East along the said north line of said Section 27, 420.87 feet to the point of beginning;

ALSO SAVING AND EXCEPTING THEREFROM the following: That portion of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  and Government Lot 5 lying east of the easterly right of way line of the Burlington Northern Railroad; that portion of Government Lot 6 lying east of the easterly right of way line of the Burlington Northern Railroad and south of the U.S.B.R. No. 31 Drain, all in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

## EXHIBIT C

1. Grantee shall pressure wash all equipment prior to entering certified organic ground. Grantee will make best efforts to ensure that equipment does not leak or leave residues on certified organic ground and, if any leaks or residues occur, will determine based on testing that no leaks or residues remain after work has been completed. Upon request, Grantee will provide Grantor with a written statement after work has been completed that describes the equipment washing process and/or that states that no new/foreign materials have been left on the Property so that Grantor can demonstrate to its organic certifier that a "best efforts" process has been made by Grantee.

2. 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.

3. Grantee agrees that there will be absolutely no traffic of any kind on access road that leads to Grantor's house. More specifically, entry point described as 17356 Hill Road, Klamath Falls, OR 97603 is prohibited from any use whatsoever by Grantee forever. It is also marked by an "X" on Exhibit "A".