

2018-014733

Klamath County, Oregon



00232998201800147330040044

12/07/2018 03:59:10 PM

Fee: \$97.00

Return to: Pacific Power  
1950 Mallard Ln  
Klamath Falls, OR 97601

CC#: 11176 WO#: 6589898

**RIGHT OF WAY EASEMENT**

For value received, *Mario Hanel and Amanda Hanel* ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way **10'** feet in width and **100'** feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, across or under the surface of the real property of Grantor in **Klamath** County, State of **Oregon**, more particularly described as follows and/or shown on Exhibit(s) **A** attached hereto and by this reference made a part hereof:

A portion of:

Being all of the same Property conveyed to Grantor by virtue of a Sheriff's Deed recorded December 27, 2016 among the Official Property Records of Klamath County, Oregon as Instrument 2016-013776.

Account: Map & Tax Lot: R-3509-02400-00100-000 AND R251970

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: None

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THE EASTERLY 330 FEET OF THAT PORTION OF THE NE 1/4 LYING NORTH OF THE SPRAUGE RIVER HIGHWAY, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Assessor's Map No. R-3509-02400-00100

Parcel No. 100

Together with the right of ingress and egress, for Grantee, its contractors, or agents, to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the

right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment, material or vegetation of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for other purposes not inconsistent, as defined by the Grantee, with the purposes for which this easement has been granted.

**JURY WAIVER.** TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE, OR TO REQUEST THE CONSOLIDATION OF, ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. THIS PARAGRAPH WILL SURVIVE THE EXPIRATION OR TERMINATION OF THIS AGREEMENT.

Grantor represents and warrants that it possesses all right, title and interest in and to the right of way area, free and clear of any lien, security interest, encumbrance, claim, license or other restriction that would interfere with Grantee's use of the right of way area for the purposes contemplated hereunder.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns and shall run with the land.

Dated this 3 day of December, 2018.

Marion Hanel

~~Marion Hanel~~ GRANTOR

Marion

Amanda Hanel

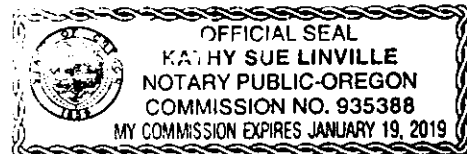
Amanda Hanel GRANTOR

#### INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon

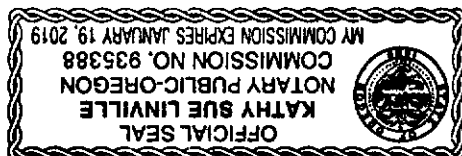
County of Lincoln

SS.



This instrument was acknowledged before me on this 3 day of Dec., 2018  
by Amanda Hanel and Marion Hanel

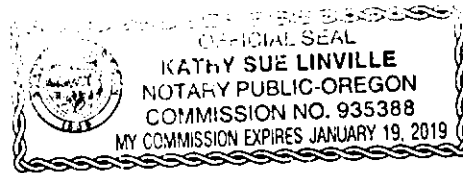
Name(s) of individual(s) signing document



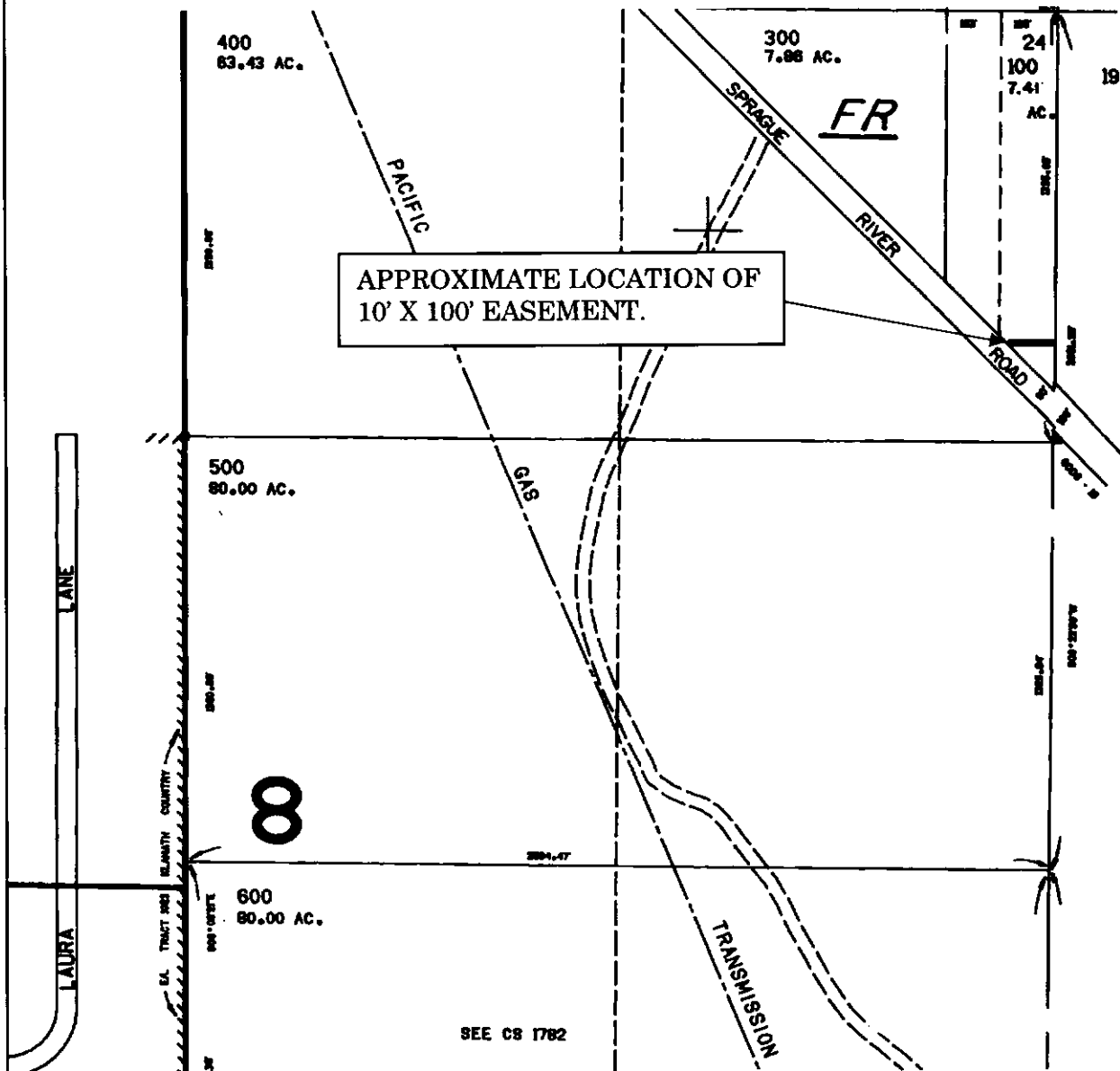
Kathy Sue Linville

Notary Public

My commission expires: 1-19-19



**Map / Tax Lot or Assessor's Parcel No.: R-3509-02400-00100**



# EXHIBIT A

This drawing should be used only as a representation of the location of the easement area. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

