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1950 Mallard Ln.
Klamath Falls, OR 97601

2019-002451

Klamath County, Oregon



00237043201900024510030033

03/15/2019 03:41:10 PM

Fee: \$92.00

CC#: 11176 WO#: 6636620

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, *Nedwyn A. Friedman and Jacqueline L. Friedman, Co-Trustees of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust dated March 18, 2010* ("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 **300** feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, vaults on, across, or under the surface of the real property of Grantor in **Klamath** County, State of **Oregon**, as 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:

Parcel One:

Government Lots 20, 21, 28 and 29, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

All of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian and a portion of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 12, section 31, Township 35 South, Range 7 East of the Willamette Meridian, thence South 0° 19 ¾' East 55'.0 to an iron pin; thence North 45° 18 ¾' West 77.8 feet to an iron pin; thence North 89° 40 ¼' East 55.0 feet, more or less, to the point of beginning.

LESS AND EXCEPT the Northerly 190 feet of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian.

Assessor's Map No.: 3507-03100-01600-000

Parcel No.: 787508

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 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 conduct or permit any ground penetrating activity or excavation in the right of way without the express written consent of the Grantee. Subject to the foregoing limitations, the right of way may be used for other purposes not inconsistent, as determined by the Grantee, with the purposes for which this easement has been granted.

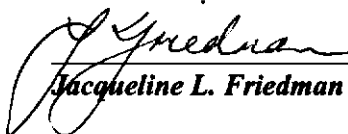
JURY WAIVER. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE, OR TO REQUEST 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 27 day of February, 2019.

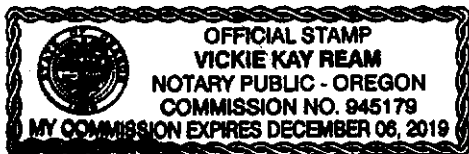

Nedwyn A. Friedman GRANTOR

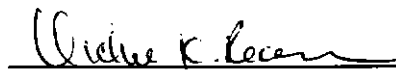

Jacqueline L. Friedman GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of OR }
County of Klamath } SS.

This instrument was acknowledged before me on this 27 day of Feb., 2019,
by Nedwyn & Jacqueline Friedman
Name(s) of individual(s) signing document




Notary Public

My commission expires: 12/06/2019

PROPERTY DESCRIPTION

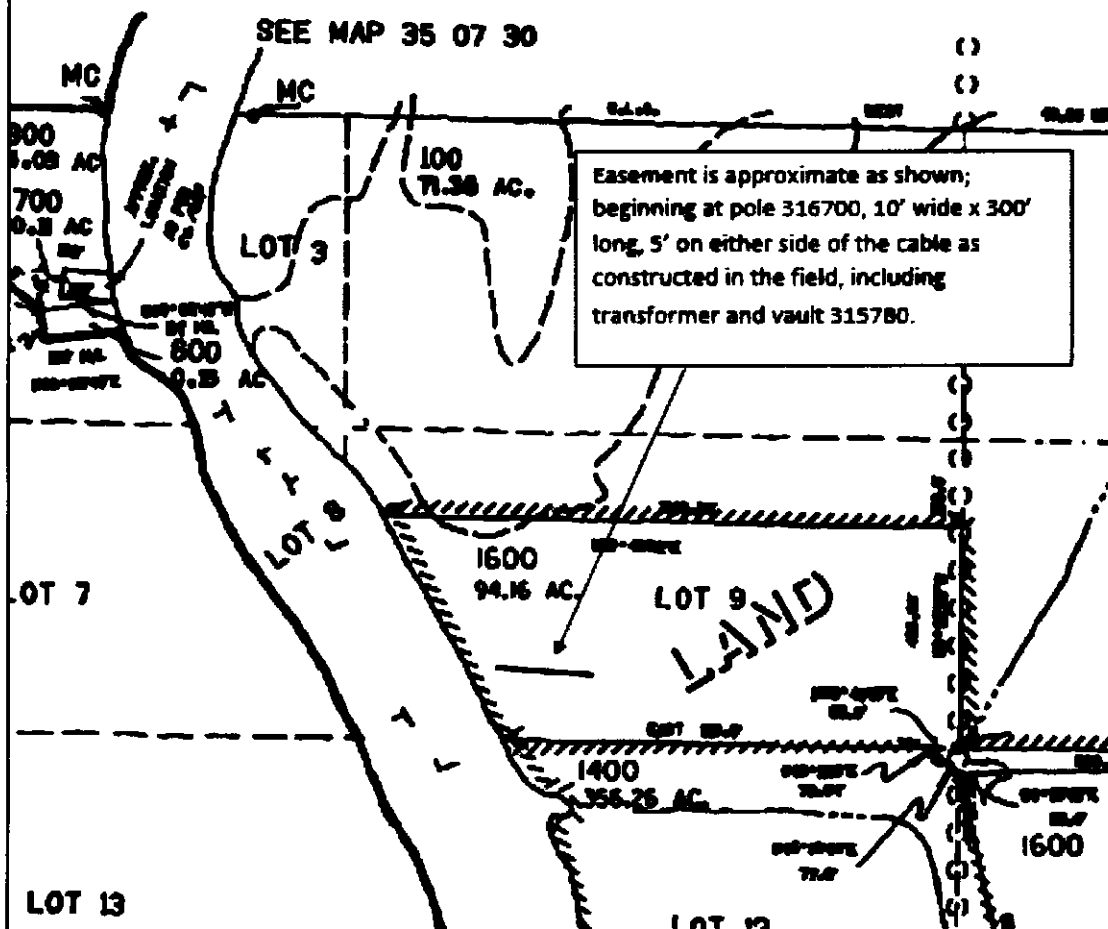
In the NW ¼ NE ¼ of Section 31, Township 35S, Range 07E
of the Willamette Meridian, Klamath County, State of Oregon.

Map / Tax Lot or Assessor's Parcel No.: 3507-03100-01600-000



SECTION 31 T.35S. R.07E. W.M. KLAMATH COUNTY

1" = 400'



CC#: 11176 WO#:6636620 ROW#:

Landowner: Friedman

Drawn by: Shelangouski

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.

PACIFIC POWER
A DIVISION OF PACIFICORP