

Returned at Counter

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

2019-008230

Klamath County, Oregon



00244049201900082300030035

07/22/2019 12:15:54 PM

Fee: \$92.00

CC#: 11176 WO#: 006573556

UNDERGROUND RIGHT OF WAY EASEMENT

For value LTH Properties LLC, An Oregon Limited Liability Company, ("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 **4300** 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:

SE ¼ SW ¼ SECTION 8 TWSHP 40S. RANGE 9E. WILLAMETTE MERIDIAN.

Assessor's Map No.: ***R-4009-00800-00600-000***

Parcel No.: ***R92651***

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 18 day of July, 2019.

Lawrence Hand

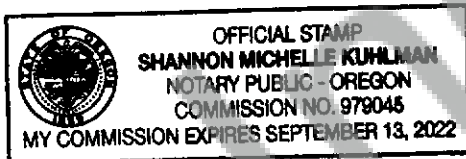
REPRESENTATIVE ACKNOWLEDGEMENT

State of OREGON }
County of CLATSOP } SS.

This instrument was acknowledged before me on this 18 day of JULY, 2019

by LAWRENCE HAND, as MEMBER,
Name of Representative Title of Representative

of L.T.H. PROPERTIES, LLC.
Name of Entity on behalf of whom this instrument was executed

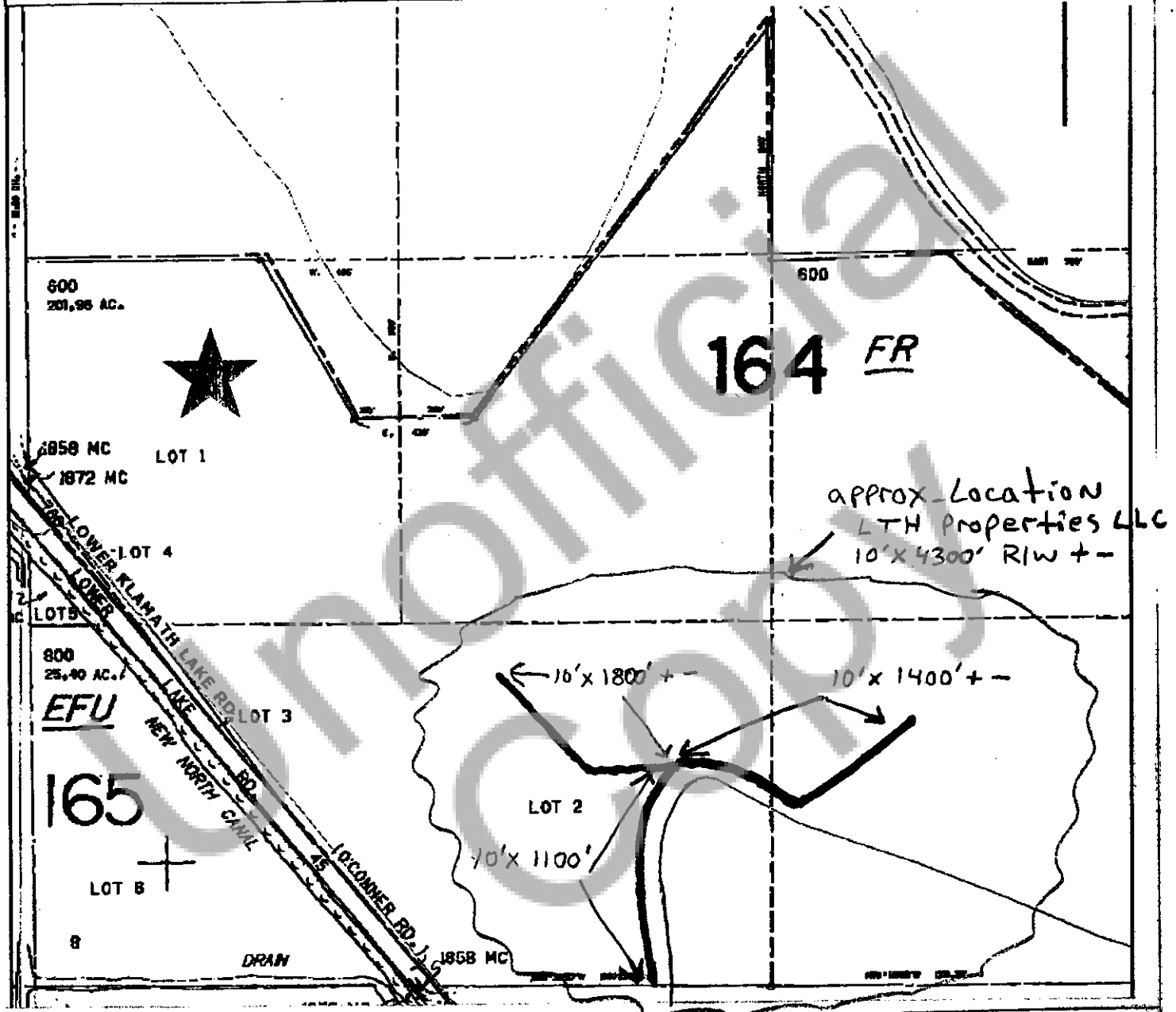


Shannon Michelle Kuhlman
Notary Public

My commission expires: 09-13-2022

Property Description

SE 1/4 SW 1/4
Section: 8 Township: 40 S. (N or S) Range: 9 E. (E or W) Willamette Meridian
County: Klamath State: OR.
Parcel Number: R 92651



CC#: 11176 WO#: 006573556

Landowner Name: LTH Properties

Drawn by: P63210

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

EXHIBIT A

PacifiCorp

SCALE: NTS