

2019-008607

Klamath County, Oregon

07/30/2019 01:33:01 PM

Fee: \$132.00

RETURN ADDRESS

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

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

REFERENCE NUMBERS(S) OF RELATED DOCUMENTS

GRANTOR(S)

LORI A. LESTER

GRANTEE(S)

PACIFIC CONNECTOR GAS PIPELINE, LP, A DELAWARE LIMITED PARTNERSHIP

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT B.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

R91554

RIGHT-OF-WAY AND EASEMENT AGREEMENT

THIS RIGHT-OF-WAY AND EASEMENT AGREEMENT ("Agreement") is entered into this 19 day of June, 2019, by and among Lori A. Lester, whose address is 3620 Old Midland 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 natural gas 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 3, Township 40 South, Range 9 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): R91554

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 4.080 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 shall take all reasonably necessary steps to assure that Facilities have the absolute minimum impact possible on livestock on the property, and that, particularly, all reasonably necessary steps are taken to assure the prevention of injury to livestock.

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 fully and adequately for any 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 five (5) 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 including any environmental liability 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 negligent or willful misconduct 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.

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 19 DAY OF June, 2019.

GRANTOR:

Lori A. Lester
Lori A. Lester

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

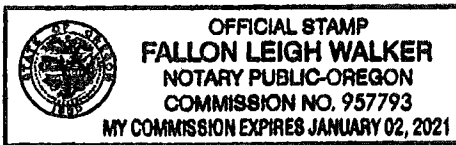
By: Tony Diocce
Tony Diocce, Authorized Signatory

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Klamath) ss.

On this 19 day of June, 2019, personally appeared Lori Lester,
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: Fallon Leigh Walker



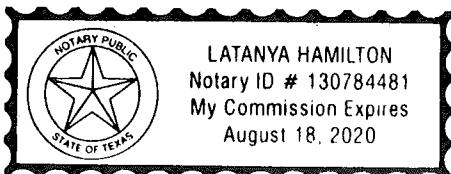
[Signature]
Notary Public in and for the State of Oregon
My Commission Expires: January 02, 2021

ACKNOWLEDGMENT

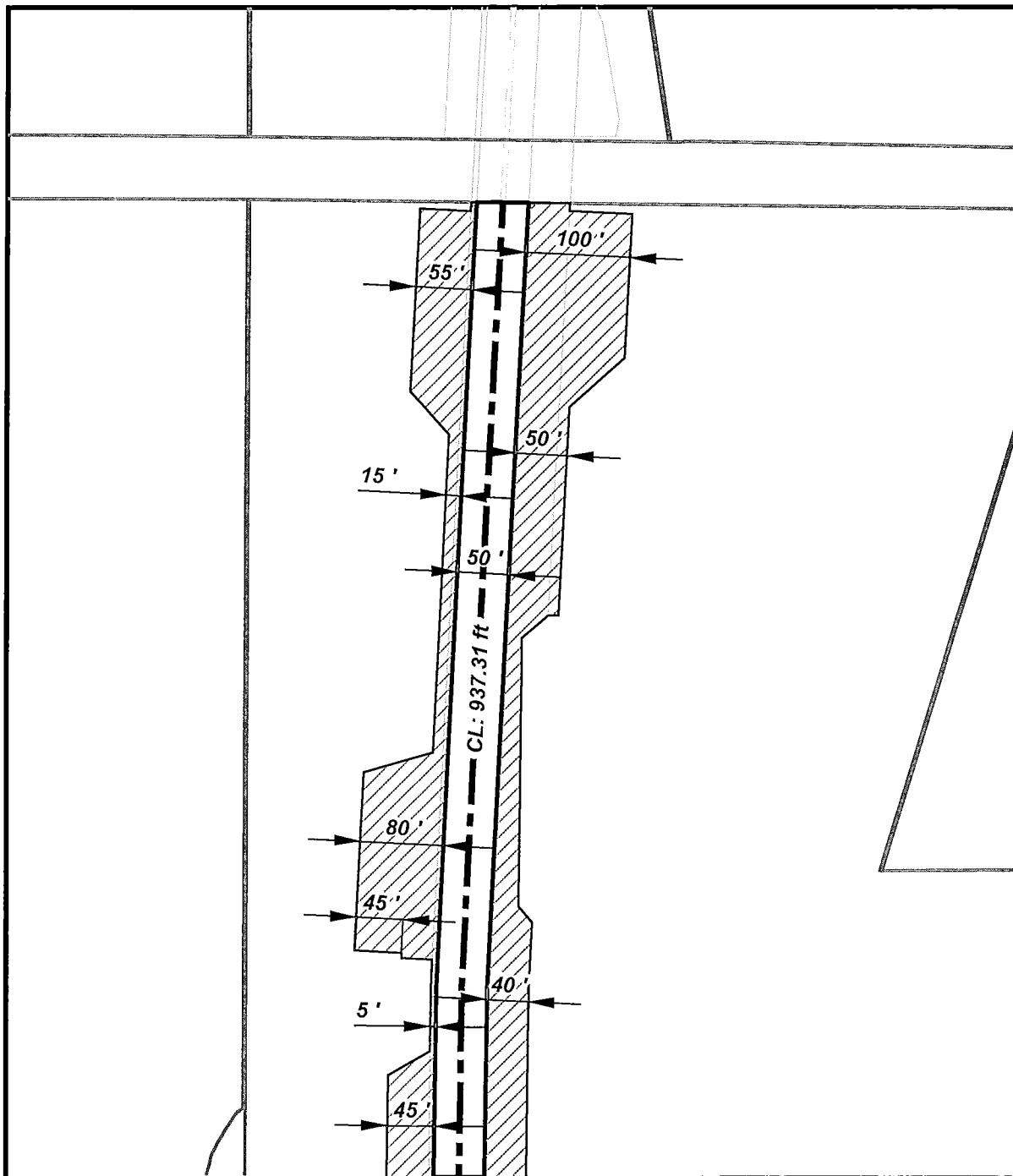
STATE OF TEXAS)
COUNTY OF HARRIS) ss.

On this 10th day of July, 2019, personally appeared Tony Diocce,
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:



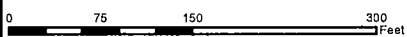
[Signature]
Notary Public in and for the State of Texas
My Commission Expires: August 18, 2020



Length of Pipeline this Tract: 3554.23 ft

Legend

- Proposed Pipeline
- Permanent Easement = 177,710.028 ft² | 4.080 ac.
- Temporary Extra Work Area = 277,347.592 ft² | 6.367 ac.
- Undeared Storage Area = 0.000 ft² | 0.000 ac.
- Property Line



REV
3

REVISED DATE:
6/10/2019

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



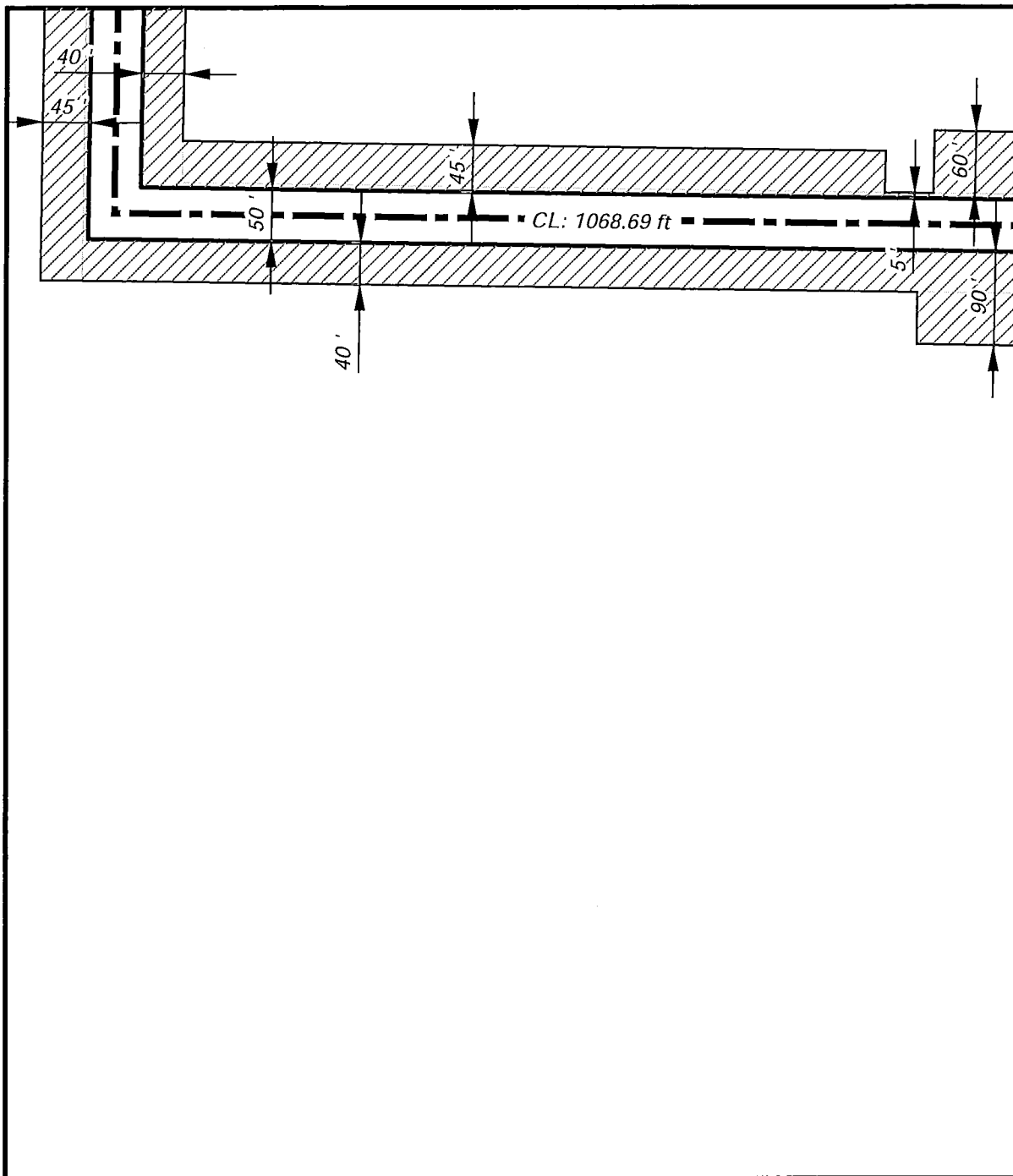
PROPERTY EXHIBIT
LESTER, LORI
APN: R91534

M.P. 203.97 TO M.P. 204.65
T-40 S, R-9 E Sec 3
KLAMATH COUNTY, OREGON

DWG: 3430.33-X-KH-698.000 (1 of 4)

TRACT: KH-698.000

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.



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0 75 150 300 Feet



REV
3

REVISED DATE:
6/10/2019

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



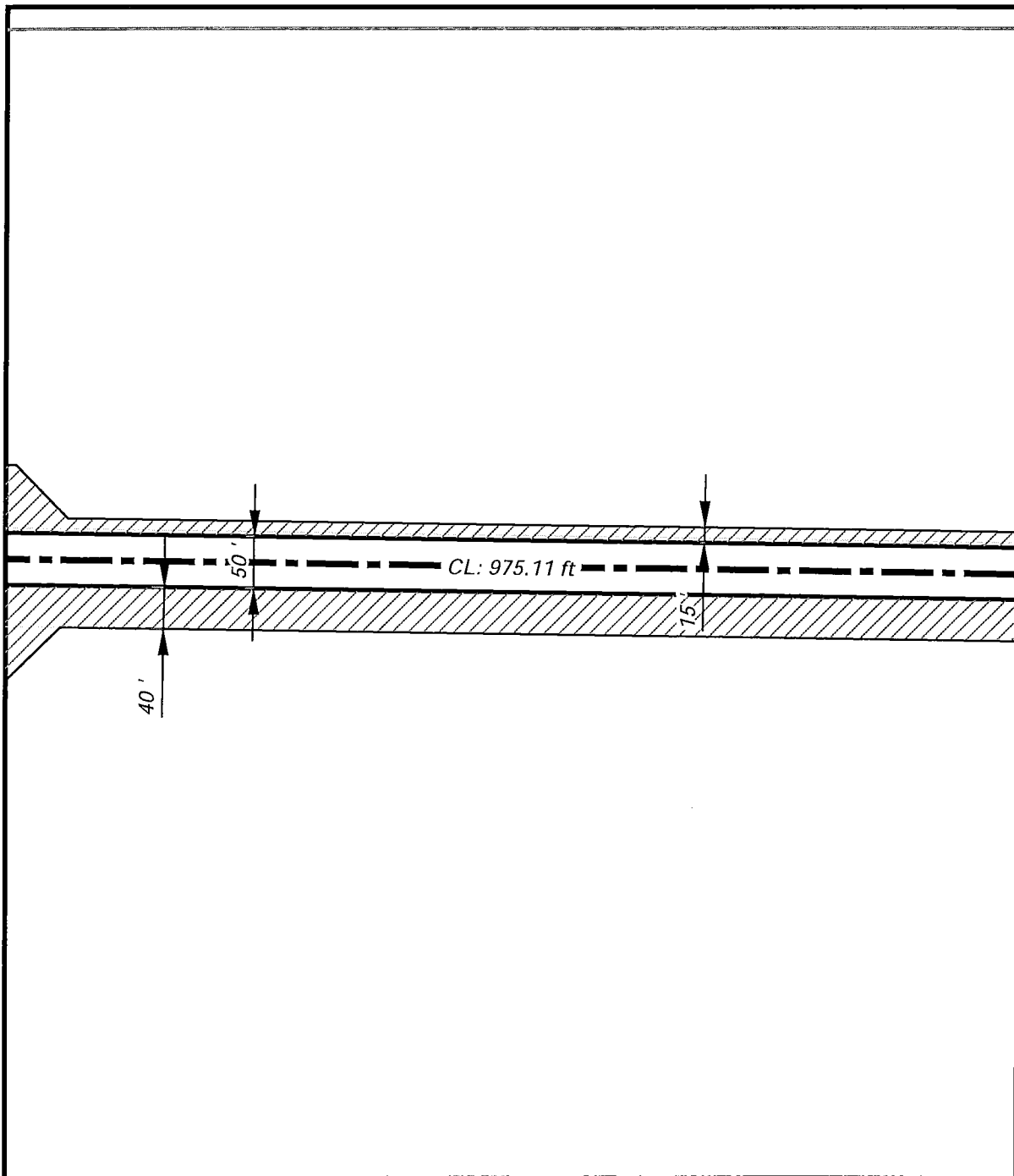
PROPERTY EXHIBIT
LESTER, LORI
APN: R91554

M.P. 203.97 TO M.P. 204.65
T-40 S, R-9 E Sec 3
KLAMATH COUNTY, OREGON

DWG: 3430.33-X-KH-698.000 (2 of 4)

TRACT: KH-698.000

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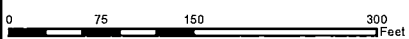


Source: C:\Users\jlarousini\Desktop\96793 - POGPA\approved RVR Exhibit\BWRVR.mxd - DDP Index - 876

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- Property Line



REV
3

REVISED DATE:
6/10/2019

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT
LESTER, LORI
APN: R91554

M.P. 203.97 TO M.P. 204.65
T-40 S, R-9 E Sec 3
KLAMATH COUNTY, OREGON

DWG: 3430.33-X-KH-698.000 (3 of 4)

TRACT: KH-698.000

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EXHIBIT B

KH-698.000

The NE¼ (also described as S½ of NE¼ and Lots 1 and 2) of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described tract of land situated in the N½ NE¼ of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence South 89° 54' 58" West along the North line of said Section 3, said line also being the centerline of Old Midland Road, 1857.24 feet; thence South 00° 05' 02" East 30.00 feet, to a 1/2 inch iron pin on the Southerly right of way line of said Old Midland Road; thence South 00° 05' 02" East 108.14 feet to a 1/2 inch iron pin; thence South 35° 07' 04" West 100.08 feet to a 1/2 inch iron pin; thence South 16° 46' 10" West 460.58 feet to a 1/2 inch iron pin in an existing fence; thence North 88° 56' 03" East generally along said existing fence and its extension, 1760.99 feet to the Northeasterly right of way line of the U.S.B.R. No. 3 Drain; thence Southerly along said Northeasterly right of way line to its intersection with the East line of said Section 3, said line also being the centerline of Spring Lake Road; thence North 00° 07' 00" West to the point of beginning.

SAVING AND EXCEPTING any portion lying within the boundaries of Old Midland Road and Spring Lake Road.

EXHIBIT C

1. 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.
2. 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.