

2019-015040

Klamath County, Oregon



00252218201900150400030037

12/27/2019 03:34:47 PM

Fee: \$92.00

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

CC#: 11176 WO#: 6716061

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, *JNM 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 *220* 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:

*Parcels 1 and 2 of land partition 41-08 being a replat of a portion of tract 32 of enterprise tracts and lot 3 of block 1 of Home Acres Subdivision, situated in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. The unit of land in the foregoing description was created or established by a final land partition entered in on November 19, 2008-1665, records of Klamath County, Oregon.*

Assessor's Map No.: 3909-003BA-04600

Parcel No.: 04600

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 5<sup>th</sup> day of December, 2019.

  
(Insert Grantor Name Here) GRANTOR

**(Insert Grantor Name Here) GRANTOR**

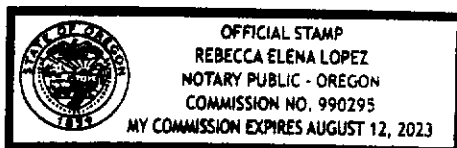
## REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon  
County of Klamath } SS.

This instrument was acknowledged before me on this 5 day of December, 2019.

by Nathan Bailey, as Grantor  
Name of Representative Title of Representative

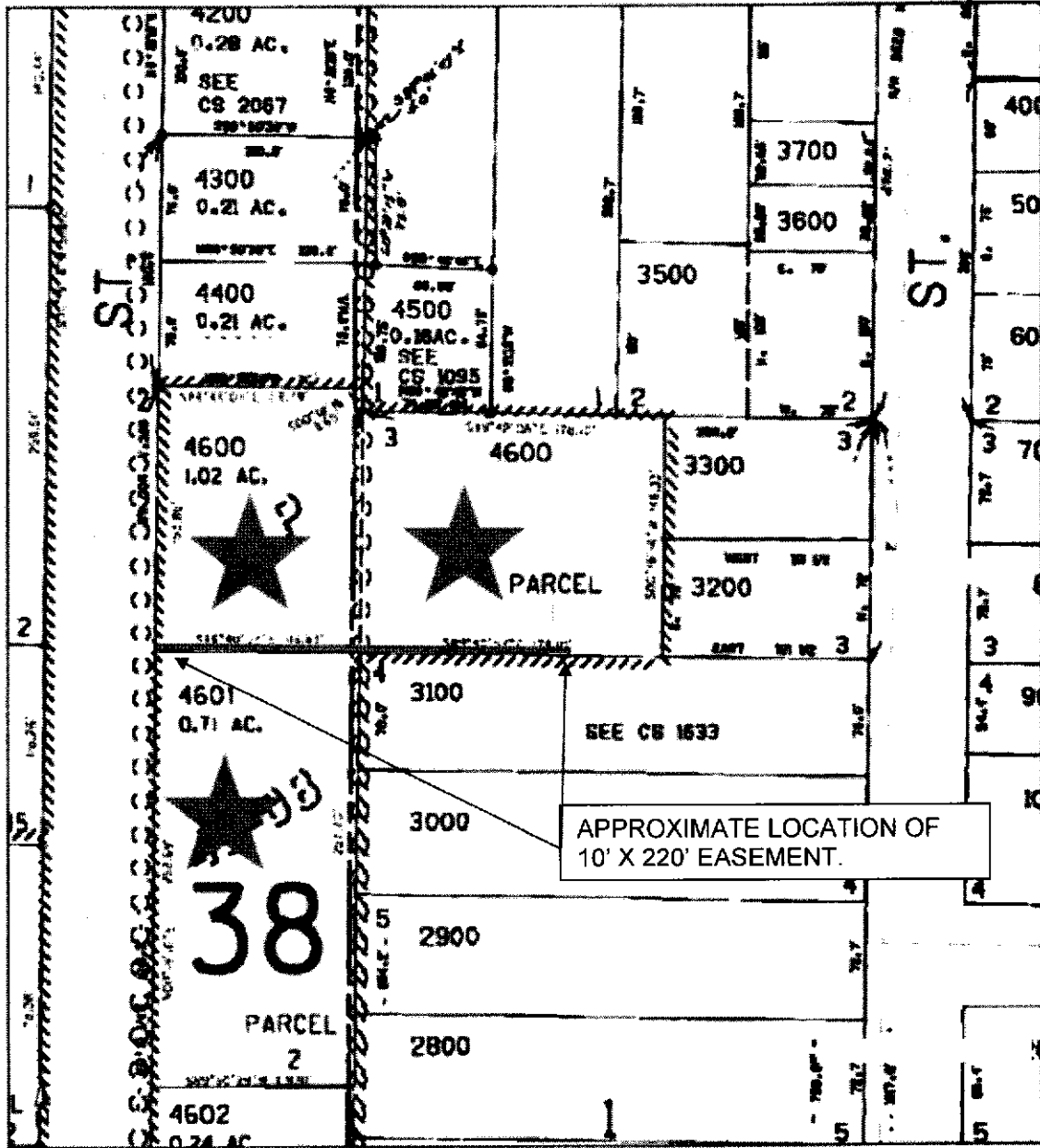
of INM Properties, LLC  
Name of Entity on behalf of whom this instrument was executed



My commission expires: August 12, 2023

# PROPERTY DESCRIPTION

In the Northwest ¼ of Section 3, Township 39 S, Range 9 East  
of the Willamette Meridian, Klamath County, State of Oregon.  
Map / Tax Lot or Assessor's Parcel No.: 3909-003BA-04600



CC#: 11176 WO#: 6716061 ROW#:

Landowner: JNM Properties LLC

Drawn by: KD

**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