

2021-000016

Klamath County, Oregon



00271643202100000160040042

EASEMENT

01/04/2021 12:19:03 PM

Fee: \$97.00

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Monica Wellington Kurt Malmadel for a duly authorized representative of] the record owner(s) of the real property located in **Klamath** County, State of Oregon, more particularly described as:

**Portion:** NE 1/4

**Section:** 30, **Township:** 24 South, **Range:** 9 East, Willamette Meridian

**Partition Plat:** A portion of 32-03 Parcel 3

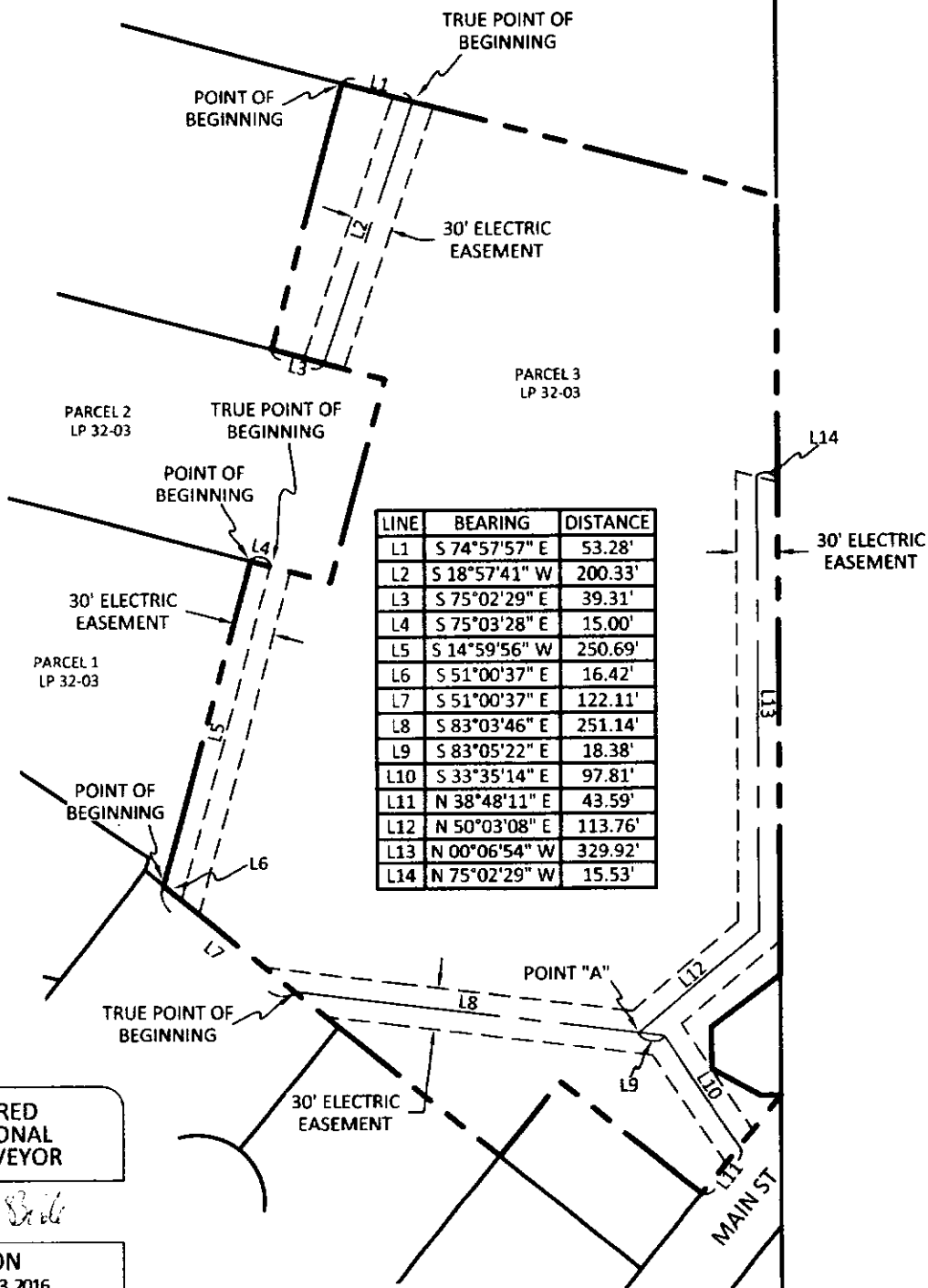
**Tax Lot:** 1300

**Tax Map:** 24 09 30AB

for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant unto Midstate Electric Cooperative, Inc., an Oregon cooperative corporation (hereinafter called the "Cooperative"), whose post office address is P.O. Box 127, La Pine, Oregon 97739, and to its successors and assigns, the following easement:

A 30-foot wide easement to install, modify and maintain **electrical facilities** as shown on Exhibit A.

<p>EASEMENT BETWEEN</p> <p><u>Monica Wellington</u> <u>Kurt Malmadel</u></p> <p>AND</p> <p><u>Midstate Electric Cooperative, Inc.</u> <u>P.O. Box 127</u> <u>La Pine, Oregon 97739</u></p> <p>After recording return to:</p> <p><u>Midstate Electric Cooperative, Inc.</u> <u>P.O. Box 127</u> <u>La Pine, Oregon 97739</u></p>		<p>STATE OF OREGON, County of _____) ss.</p> <p>I certify that the within instrument was received for record on the ___ day of _____, 20___, at o'clock __.M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of _____ of said county.</p> <p>Witness my hand and seal of County affixed.</p> <p>_____ Name Title</p> <p>By _____, Deputy</p>
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michelle McBride*

OREGON  
SEPTEMBER 13, 2016  
MICHELLE MCBRIDE  
91128PLS

EXPIRATION DATE: 12/31/2020



Michelle McBride, PLS  
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michelle@mcbridesurveying.com • www.mcbridesurveying.com

EXHIBIT A: SEWER EASEMENT

SCALE:  
1 in = 120 ft

DATE:  
DEC. 10, 2020

PROJECT NO.  
1092-19

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and to lay, construct, operate and maintain an electrical transmission and/or distribution line or system, electrical, cable, telecommunications and other utility facilities on or under the above-described real property and/or in, upon, or under all streets, roads or highways abutting said real property; to inspect and make such repairs, changes, alterations, improvements, removals from, or substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, transformers, connection boxes, transformer enclosures, concrete pads, attachments, equipment, accessories and appurtenances thereto desirable in connection therewith, hereinafter referred to as the "facilities"; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within the easement, or that may otherwise interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally or necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use of occupancy of the lines, poles, system or, if any said system is placed underground, of the trench related to underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires or other facilities including any main service entrance equipment, installed in, upon or under the above-described lands shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned further covenant that they are the owners of the above-described real property and that the said real property is free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE TRUE CONSIDERATION FOR THIS GRANT OF EASEMENT IS PROVISION FOR ELECTRIC SERVICE.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

WITNESS THE HAND OF SAID GRANTOR(S)  
on this 20 day of Dec, 2020

Monica Wellington  
Grantor

\_\_\_\_\_  
Grantor

WITNESS THE HAND OF SAID GRANTOR(S)  
on this 28 day of Dec, 2020

Kurt Maldonado  
Grantor

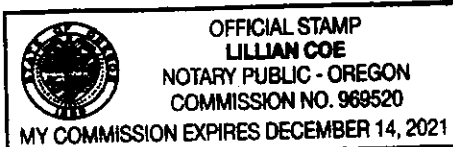
\_\_\_\_\_  
Grantor

STATE OF OREGON; County of Washington ss.

The foregoing instrument was acknowledged before me  
this 29<sup>th</sup> day of December, 2020

by Monica Wellington

Notary Public for Oregon  
My Commission expires: 12/14/2021



STATE OF OREGON; County of Washington ss.

The foregoing instrument was acknowledged before me  
this 28<sup>th</sup> day of December, 2020

by Kurt Maldonado

Notary Public for Oregon  
My Commission expires: 12/14/2021





**McBride**  
SURVEYING & MAPPING

Michelle McBride, PLS  
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**EXHIBIT A**  
**ELECTRIC EASEMENT**

An easement, 30.00 feet in width, 15 feet on each side, for the purpose of an electric easement upon that certain Parcel 3 of Land Partition 32-03 (County Survey 6926) being a portion of Section 30, Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, the centerline of said easement being described as follows:

**Lot 1**

**BEGINNING** at the Northwest corner of said Parcel marked with a 5/8" rebar; thence southeasterly along the northerly line of said Parcel, South 74°57'57" East 53.28 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said Parcel line, Southerly along said centerline, South 18°57'41" West 200.33 feet, to a point on the North line of Parcel 2 of said Partition, said point being the terminus point of this description, said point being South 75°02'29" East 39.31 feet from a corner of said Parcel 3 common with north line of said Parcel 2 marked with a 5/8" rebar.

**Lot 2**

**BEGINNING** at corner of said Parcel common with South line of said Parcel 2 marked with a 5/8" rebar; thence southeasterly along the Southerly line of said Parcel, South 75°03'28" East 15.00 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said Parcel line, Southerly along said centerline being parallel and 15 feet East from West line of said Parcel, South 14°59'56" West 250.69 feet, to a point on the South line of said Parcel 3, said point being the terminus point of this description, said point being South 51°00'37" East 16.42 feet from the Southeast corner said Parcel 3 marked with a 5/8" rebar.

**Lot 3**

**BEGINNING** at the Southeast corner of said Parcel marked with a 5/8" rebar; thence southeasterly along the southerly line of said Parcel, South 51°00'37" East 122.11 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said Parcel line, Easterly along said centerline, being described as following three courses: South 83°03'46" East 251.14 feet to Point "A", South 83°05'22" East 18.38 feet, South 33°35'14" East 97.81 feet, to the West line of Main Street, said being the terminus point of this description, also being North 38°48'11" East 43.59 feet most Southerly corner of said Parcel marked with a 5/8" rebar.

**TOGETHER WITH:**

**PARCEL A:** An easement, 30 feet in width, the centerline being described as follows: **BEGINNING** at Point "A", being hereinabove described; thence North 50°03'08" East 113.76 feet to a line parallel and 15 feet west of the east line of said Parcel; thence North 00°06'54" West 329.92 feet to the terminus of this description being North 75°02'29" West 15.53 feet from the East line of said Parcel.

The Basis of Bearing of this description is Land Partition 32-03 (County Survey 6926). The terminal line of said strips being the boundary line of said Parcel 3.

Date: December 10, 2020  
MSM Project # 1092-19

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PROFESSIONAL  
LAND SURVEYOR

*Michelle McBride*

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SEPTEMBER 13, 2016  
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EXPIRATION DATE: 12/31/2020