

2022-005038
Klamath County, Oregon



04/20/2022 12:45:44 PM

Fee: \$97.00

Return to: Pacific Power
Attn: Right of Way
825 NE Multnomah Street, Suite 1700
Portland, OR 97232

RW20210513

RIGHT OF WAY EASEMENT

For value received, **Chris Wampler** ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way varying in width and containing 10,761 square feet, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, across or under the surface of the real property of Grantor in Klamath County, State of Oregon, more particularly described as follows and/or shown on Exhibit(s) A & B attached hereto and by this reference made a part hereof:

A portion of:

All that portion of Tract 1 and 16 of Midland Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Easterly of the right of way of the Dalles-California Highway; and Northwesterly of the right of way of the Central Pacific Railway right of way, excepting portion thereof lying in existing ditches, canals, or laterals.

Also excepting therefrom all that portion conveyed to Klamath County by Deed recorded April 5, 1935 in Volume 104 page 429, Deed Records of Klamath County. Also excepting there from all that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by Warranty Deed recorded February 12, 1992 as Instrument No. M92, page 2951.

Assessor's Map No. 39S09E19 TL 700

Parcel No. R580730

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 and adjacent lands 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 place, use or permit any equipment, material or vegetation of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials, on or within

the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for other purposes not inconsistent, as defined 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 9 day of April, 2022

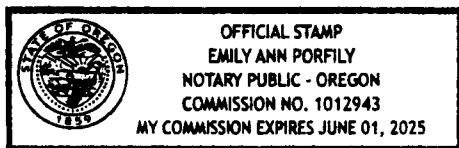
Chris Wampler
Chris Wampler GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon
County of Klamath } SS.

This instrument was acknowledged before me on this 9th day of April, 2022.

by Chris Wampler.
Name(s) of individual(s) signing document



Emily Ann Porfily
Notary Public
My commission expires: June 01, 2025

EXHIBIT "A"

KLAMATH TO SNOW GOOSE T-LINE
JANUARY 18, 2022
PARCEL 1

ASSESSORS MAP: 39S09E19
TAX LOT NO.: 00700

PARCEL 1 (OVERHEAD POWERLINE EASEMENT)

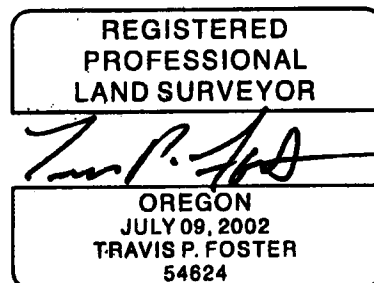
A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO CHRIS WAMPLER, PER THAT CERTAIN DOCUMENT NO. 2017-013151, RECORDED NOVEMBER 14, 2017, IN THE KLAMATH COUNTY RECORDS, SAID PARCEL BEING 80.00 FEET IN WIDTH, 40.00 FEET EACH SIDE OF THE CENTERLINE DELINEATED BY FOLLOWING THE BELOW NOTED BEARINGS AND DISTANCES.

BEGINNING AT PACIFICORP POWER POLE NUMBER 14/4, BEING NORTH 70°30'26" EAST A DISTANCE OF 5307.76 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 19; THENCE SOUTH 89°35'57" WEST A DISTANCE OF 579.82 FEET TO PACIFICORP POWER POLE NUMBER 13/4, SAID POWER POLE BEARS NORTH 9°31'13" WEST A DISTANCE OF 1905.91 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 19; THENCE NORTH 32°48'10" EAST A DISTANCE OF 311.39' TO POWER POLE NUMBER 12/4, SAID POWER POLE BEARS NORTH 3°54'52" WEST A DISTANCE OF 2146.40 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 19; THENCE NORTH 33°15'20" EAST A DISTANCE OF 327.25 FEET TO PACIFIC POWER POLE 11/4, SAID POWER POLE BEARS NORTH 66°15'35" WEST A DISTANCE OF 5719.15 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 20, SAID POINT ALSO BEING THE TERMINUS OF THE CENTERLINE OF THE OVERHEAD POWERLINE EASEMENT.

EXCEPTING THEREFROM, ALL THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD.

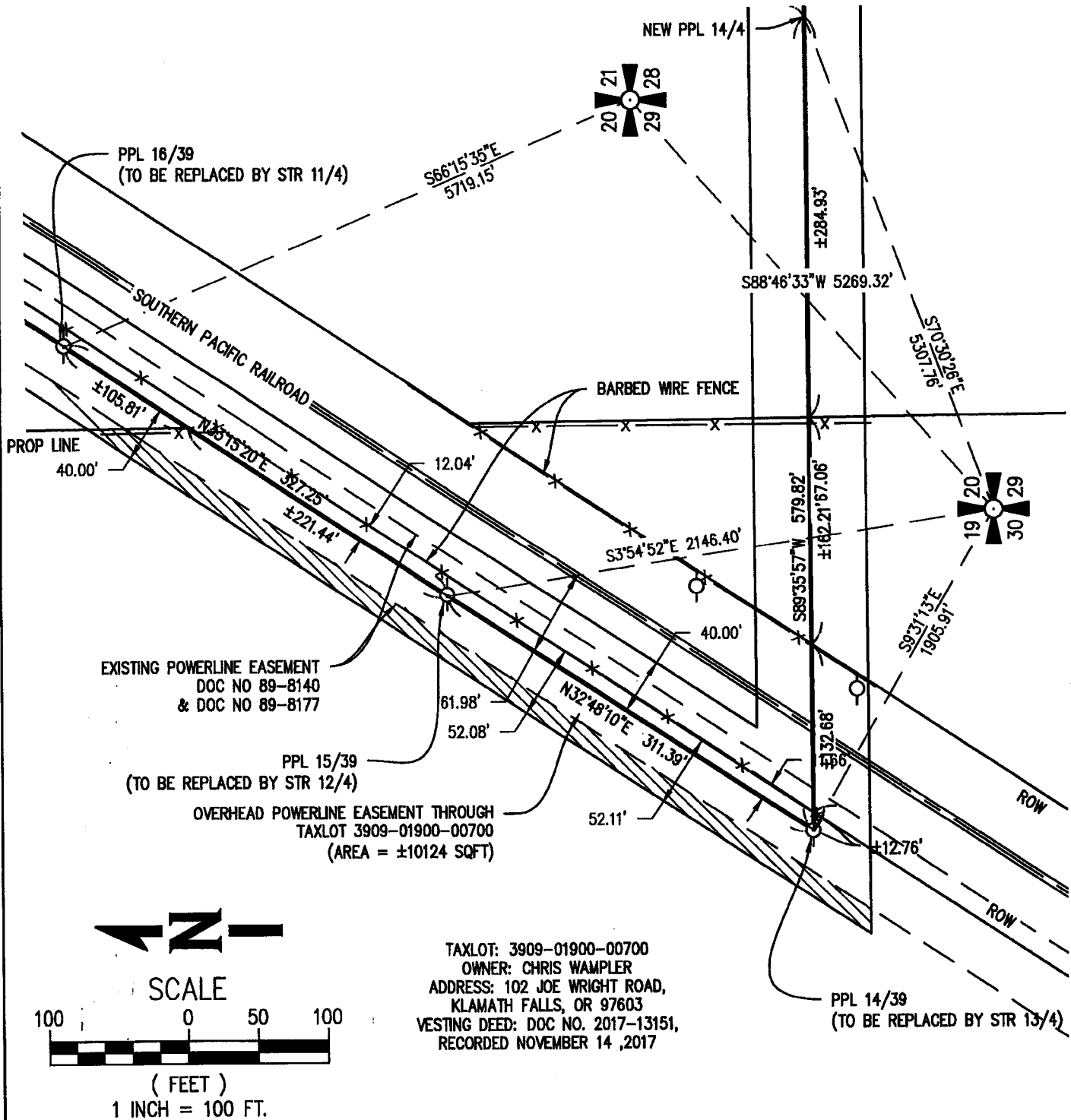
THE PARCEL OF LAND TO WHICH THIS DESCRIPTION APPLIES CONTAINS 10761 SQUARE FEET MORE OR LESS.


ATTACHED HERETO IS A DRAWING LABELED EXHIBIT "B" FOR ILLUSTRATION PURPOSES AND BY THIS REFERENCE MADE A PART HEREOF.



EXPIRATION DATE: 12/31/23

EXHIBIT "B"



SHEET NUMBER 1 OF 1	EXHIBIT "B" PACIFICORP T39S. R9E. SEC 19 KLAMATH COUNTY, OREGON	DRAWING INFO C000178.00 C000178.00-EXHIBITS 1" = 100'	SHEET INFO DRAWN AS CHECKED LAST EDIT 1/8/2022 PLOT DATE 1/7/2022	 <small>an RMS Company 8428 SW Commercial Circle, Suite 300 Milwaukie, OR 97131 503-636-0435 Fax 503-636-0776 www.WHPacific.com</small>
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