

2022-006877

Klamath County, Oregon



00301124202200068770050059

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

06/01/2022 11:49:10 AM

Fee: \$102.00

RW20210513

RIGHT OF WAY EASEMENT

For value received, ***Donald J. Holmstrom and Karen K. Holmstrom*** ("Grantor"), hereby grant to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way varying in width and containing 125,974 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:

A parcel of land situated in Sections 17 and 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Joe Wright Road, a county road, with the Easterly right of way line of the Dalles-California Highway, U.S. Highway No. 97, in the NE1/4 NE1/4 of said Section 19; thence North 03°38'00" East, along said Easterly right of way line of the Dalles-California Highway, 1220.68 feet; thence leaving said right of way North 89°52'55" East 951.85 feet to a 5/8 inch iron pin; thence North 89°40'30" East 850.82 feet to a 5/8 inch iron pin; thence North 89°48'30" East 48.43 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 11°20'45" West 135.83 feet to a 5/8 inch iron pin; thence North 22°14'57" West 68.57 feet to a 5/8 inch iron pin; thence North 40°33'44" West 95.24 feet to a 5/8 inch iron pin; thence North 64°58'47" West 100.71 feet to a 5/8 inch iron pin; thence North 86°46'41" West 810.32 feet to a 5/8 inch iron pin; thence North 00°25'37" West 146.14 feet to a 5/8 inch iron pin; thence North 27°13'42" West 140.65 feet to a 5/8 inch iron pin; thence North 02°37'35" East 230.34 feet to a 5/8 inch iron pin; thence North 81°53'08" East 126.58 feet to a 5/8 inch iron pin; thence North 08°58'34" West 390.22 feet to a 5/8 inch iron pin; thence North 49°07'57" East 740.83 feet to a 5/8 inch iron pin on the Westerly right of way line of the U.S.B.R. Lost River Diversion Canal; thence following said Westerly right of way line the following courses and distances: South 00°32'20" East 239.14 feet, along the arc of a curve to the left (radius = 713.70 feet and central angle = 36°21'00") 452.79 feet, South 36°53'20" East

194.00 feet, North 53°06'40" East 20.00 feet, South 36°53'20" East 995.70 feet, along the arc of a curve to the left (radius = 641.70 feet and central angle = 19°22'00") 216.90 feet, South 56°15'20" East 7.81 feet to the Northwesterly right of way line of the Southern Pacific Railroad; thence North 82°50'02" West 67.34 feet, thence South 89°48'30" West 526.55 feet to the true point of beginning of this description, with bearings based on recorded Survey No. 1472, as recorded in the office of the Klamath County Surveyor.

Assessor's Map No. 39S09E17 TL 1700

Parcel No. R580277

Together with the right of ingress and egress, for Grantee, its contractors, or agents, to the right of way from adjacent lands of Grantor using the designated access route shown on Exhibit B 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.

In case of any dispute between the parties concerning the rights and duties of either party under this contract, there shall first be informal negotiations attempted between the parties. If negotiations are unsuccessful, then the dispute may be submitted to mediation/arbitration by mutually agreed upon parties. If such arbitration or mediation is unsuccessful, the matter may be submitted to the United States Federal District Court for the State of Oregon located in Multnomah County or as otherwise may be agreed to by the parties for a determination of the issue.

Grantee shall pay to Grantor reasonable compensation for any damage caused by Grantee to any property or crops on the above described real property arising out of the use thereof by the Grantee.

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 18th day of MAY, 2022.

[SIGNATURES ON THE FOLLOWING PAGE]

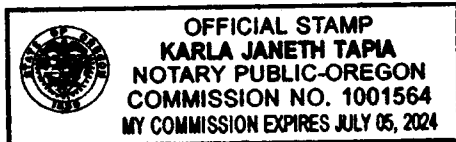
Donald J. Holmstrom
Donald J. Holmstrom GRANTOR

Karen K. Holmstrom
Karen K. Holmstrom GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon
County of klamath } ss.

This instrument was acknowledged before me on this 18th day of MAY, 2022,
by Donald J. Holmstrom and Karen K. Holmstrom.
Name(s) of individual(s) signing document



Karla Janeth Tapia
Notary Public
My commission expires: JULY 05, 2024

EXHIBIT "A"

KLAMATH TO SNOW GOOSE T-LINE
MAY 12, 2022
PARCEL 1

ASSESSORS MAP: 39S09E17
TAX LOT NO.: 01700

PARCEL 1 (OVERHEAD POWERLINE EASEMENT)

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO DONALD J HOLMSTROM AND KAREN K HOLMSTROM, PER THAT CERTAIN DOCUMENT NO. 2007-009522, RECORDED MAY 22, 2007, IN THE KLAMATH COUNTY RECORDS, SAID PARCEL BEING 125.00 FEET IN WIDTH, 62.50 FEET EACH SIDE OF THE CENTERLINE DELINEATED BY FOLLOWING THE BELOW NOTED BEARINGS AND DISTANCES.

BEGINNING AT PACIFICORP POWER POLE NUMBER 1/4, BEING SOUTH 85°46'56" WEST A DISTANCE OF 3309.04 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17; THENCE NORTH 37°29'59" WEST A DISTANCE OF 1056.43 FEET TO PACIFICORP POWER POLE NUMBER 7/3, SAID POWER POLE BEARS NORTH 81°25'22" WEST A DISTANCE OF 3987.79 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17; THENCE NORTH 37°29'59" WEST A DISTANCE OF 1088.52 FEET TO POWER POLE NUMBER 6/3, SAID POWER POLE BEARS SOUTH 75°28'43" WEST A DISTANCE OF 4726.17 FEET FROM THE EAST SECTION CORNER OF SECTION 17, 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.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, FOR GRANTEE, ITS CONTRACTORS, OR AGENTS, TO THE RIGHT OF WAY FROM ADJACENT LANDS OF GRANTOR USING THE DESIGNATED ACCESS ROUTE SHOWN ON EXHIBIT B 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.

THE PARCEL OF LAND TO WHICH THIS DESCRIPTION APPLIES CONTAINS 125974 SQUARE FEET MORE OR LESS.

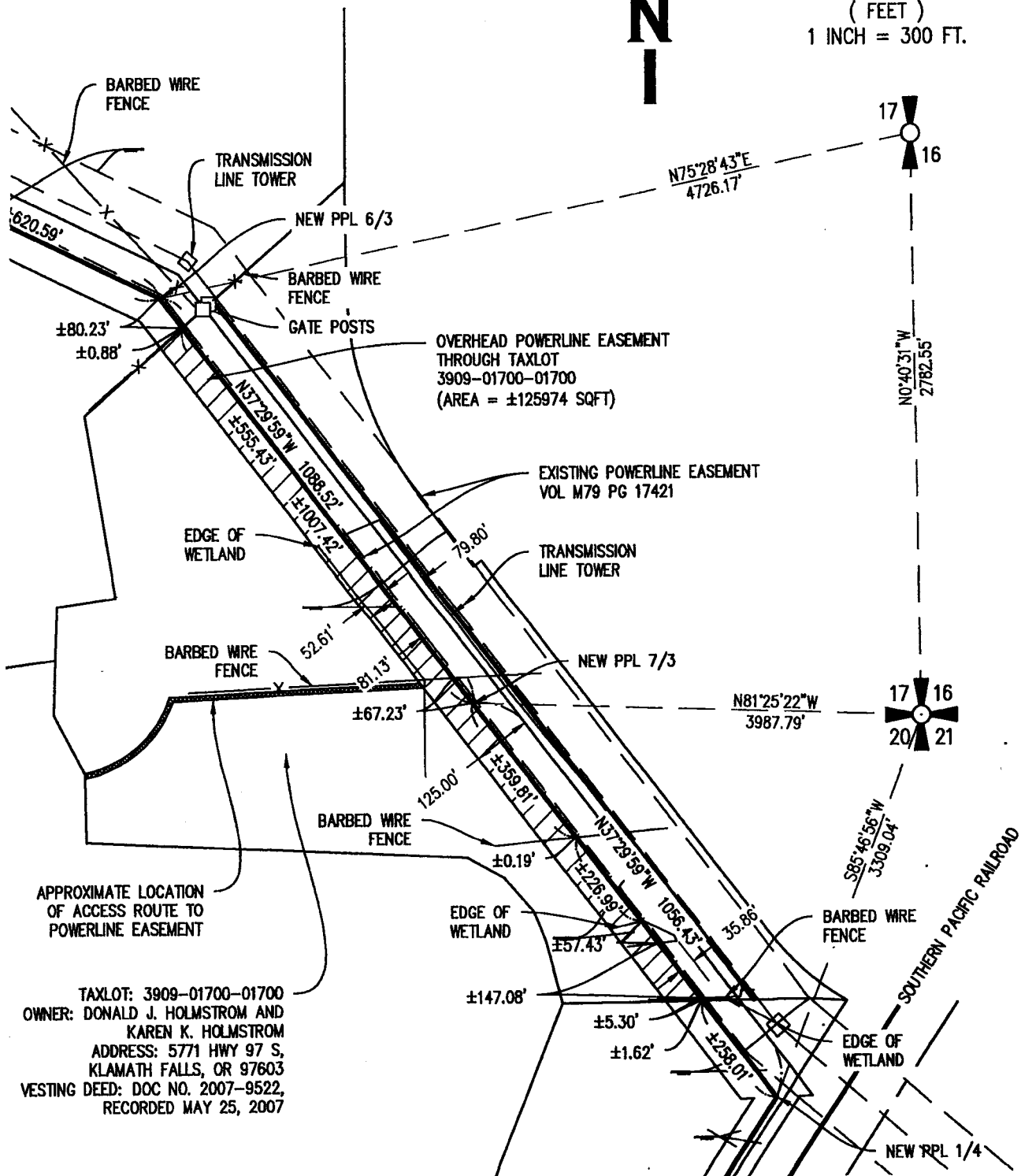
ATTACHED HERETO IS A DRAWING LABELED EXHIBIT "B" FOR ILLUSTRATION PURPOSES AND BY THIS REFERENCE MADE A PART HEREOF.




EXPIRATION DATE: 12/01/23

1 N I

(FEET)
1 INCH = 300 FT.



TAXLOT: 3909-01700-01700
OWNER: DONALD J. HOLMSTROM AND
KAREN K. HOLMSTROM
ADDRESS: 5771 HWY 97 S,
KLAMATH FALLS, OR 97603
VESTING DEED: DOC NO. 2007-9522,
RECORDED MAY 25, 2007

SHEET NUMBER 1 OF 1	<p align="center">EXHIBIT "B" PACIFICORP T39S. R9E. SEC 17 KLAMATH COUNTY, OREGON</p>	DRAWING INFO		SHEET INFO		 WHPacific an NWS Company 6420 NW Commercial Circle, Suite 300 Vancouver, OR 97070 503-626-0455 Fax 503-526-0775 www.NWS.com
		C000178.00		DRAWN	AS	
		C000178.00-EXHIBITS		CHECKED	KB	
		1" = 300'		LAST EDIT	5/12/2022	
				PLOT DATE	5/12/2022	