



00302611202200081670030038

07/05/2022 12:27:09 PM

Fee: \$92.00

## EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Shanda Asset Management LLC [or a duly authorized representative of] the record owner(s) of the real property located in Klamath County, State of Oregon, more particularly described as a portion of:

**Portion:** NW 1/4 of Section 24, SE 1/4 of Section 23, NE 1/4 of Section 23, E 1/2 of Section 14 and SE 1/4 of Section 11

**Sections:** 24, 23, 14, & 11, **Township:** 32 South, **Range:** 07 East, Willamette Meridian

**Tax Lot:** 100

**Tax Map:** 32 07 & INDEX, 32 07 24

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:

An easement 20 feet in width and 17,285 feet in length, more or less, to install, modify and maintain **electrical** facilities more particularly described as follows and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

Commencing at the center point of Section 24, Township 32 South, Range 07 East, Willamette Meridian, thence North 89°53'06" East a distance of 1,624.07 feet to the West edge of the Hwy 97 Right of Way, thence North 00°19'36" East a distance of 65 feet to the Point of Beginning of this description; thence North 89°53'06" East a distance of 1,350 feet to the West edge of the Transcanada Right of Way, thence South along the West 5 feet of the Transcanade Right of Way a distance of 6,235 feet and also North a distance of 9,700 feet to the Point of Terminus of this description; containing 7.94 acres, more or less;

EASEMENT  
BETWEEN

Shanda Asset  
Management LLC  
56880 Venture Ln, STE 203N  
Sunriver, OR 97707  
AND

Midstate Electric Cooperative, Inc.  
P.O. Box 127  
La Pine, Oregon 97739

After recording return to:

Midstate Electric Cooperative, Inc.  
P.O. Box 127  
La Pine, Oregon 97739

STATE OF OREGON,  
County of \_\_\_\_\_) ss.

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.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Name Title

By \_\_\_\_\_, Deputy

Said easement grants rights 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 4<sup>th</sup> day of May, 2022

Chris C. Johnson  
Insert Name

GRANTOR

Insert Name

GRANTOR

STATE OF OREGON; County of Deschutes ss.

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2022

by Chris C. Johnson

STATE OF OREGON; County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

by \_\_\_\_\_

Notary Public for Oregon

My Commission expires: November 7, 2023



Notary Public for Oregon

My Commission expires: \_\_\_\_\_

# PROPERTY DESCRIPTION

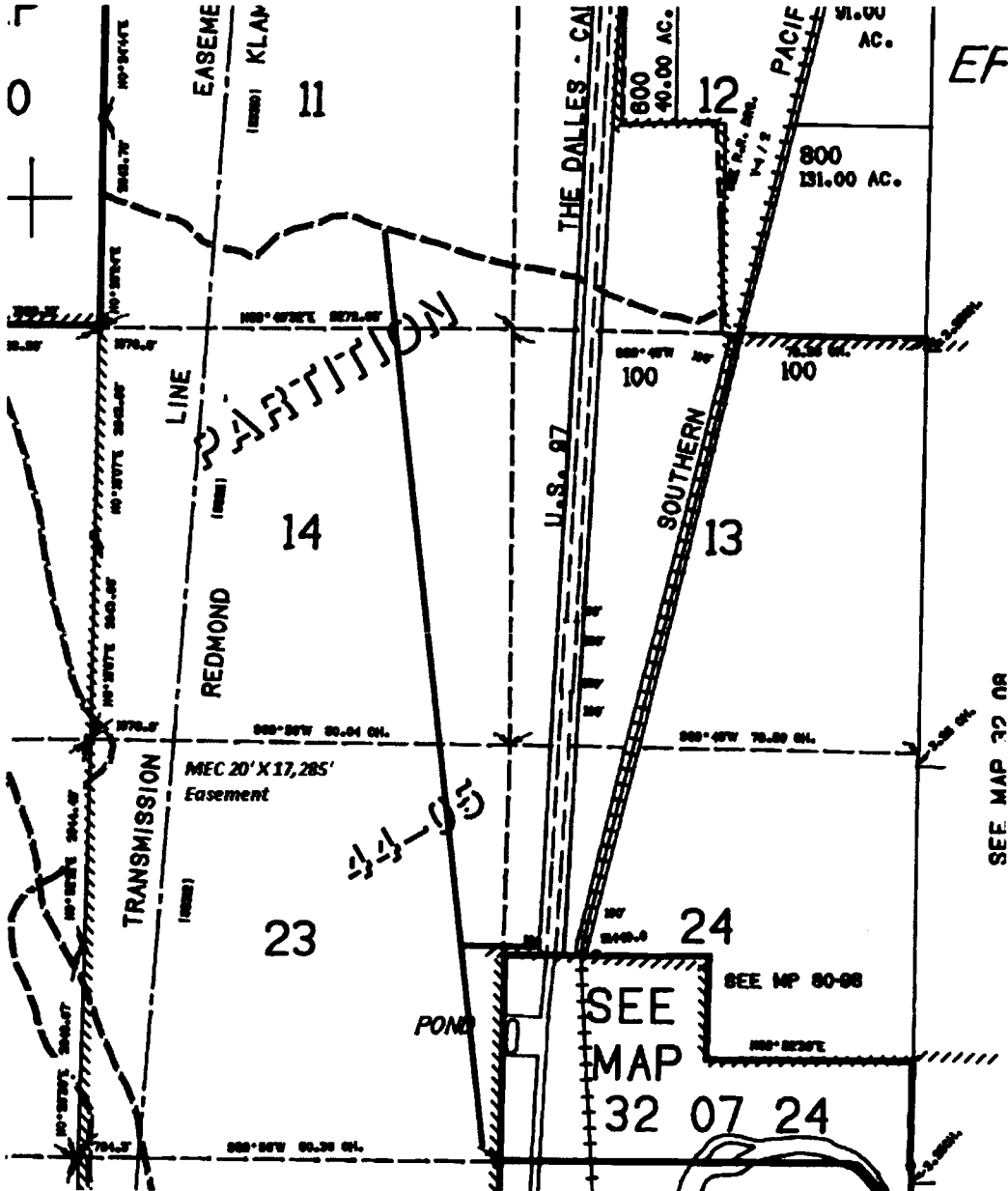
In the NW ¼ of Section 24, SE ¼ & NE ¼ of Section 23, E ½ of Section 14, and SE 1/4 of Section 11,  
Township 32 S., Range , of the Willamette Meridian, Klamath County, State of Oregon.

Map / Tax Lot or Assessor's Parcel No: 3207-00000-00100



Mailing Name: Shanda Asset Management LLC

Map #: 3207-00000-00100



MEC 20' X 17,285" Easement

Work Order #: 20223004 & 20223006

Landowner: Shanda Asset Management LLC

Drawn by: Melissa Byrd

**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.

