

2022-010401

Klamath County, Oregon



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08/26/2022 03:38:48 PM

Fee: \$97.00

Returned at Counter

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

CC#: 11176 WO#: 8200543

RIGHT OF WAY EASEMENT

For value received, *Leta Sue Sader and Amy Teresa Diver, as Tenants in Common* ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way *twenty (20)* feet in width and *four hundred (400)* feet in length, 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:

See attached Exhibit B

Assessor's Map No. 4011-02700-00801

Parcel No. 801

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

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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 03 day of Aug, 2022

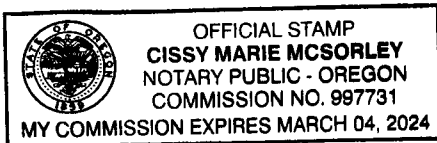
Leta Sue Sader
Leta Sue Sader GRANTOR

Amy Teresa Diver
Amy Teresa Diver GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon
County of Klamath } SS.

This instrument was acknowledged before me on this 03rd day of August, 2022
by Leta Sue Sader and Amy Teresa Diver
Name(s) of individual(s) signing document

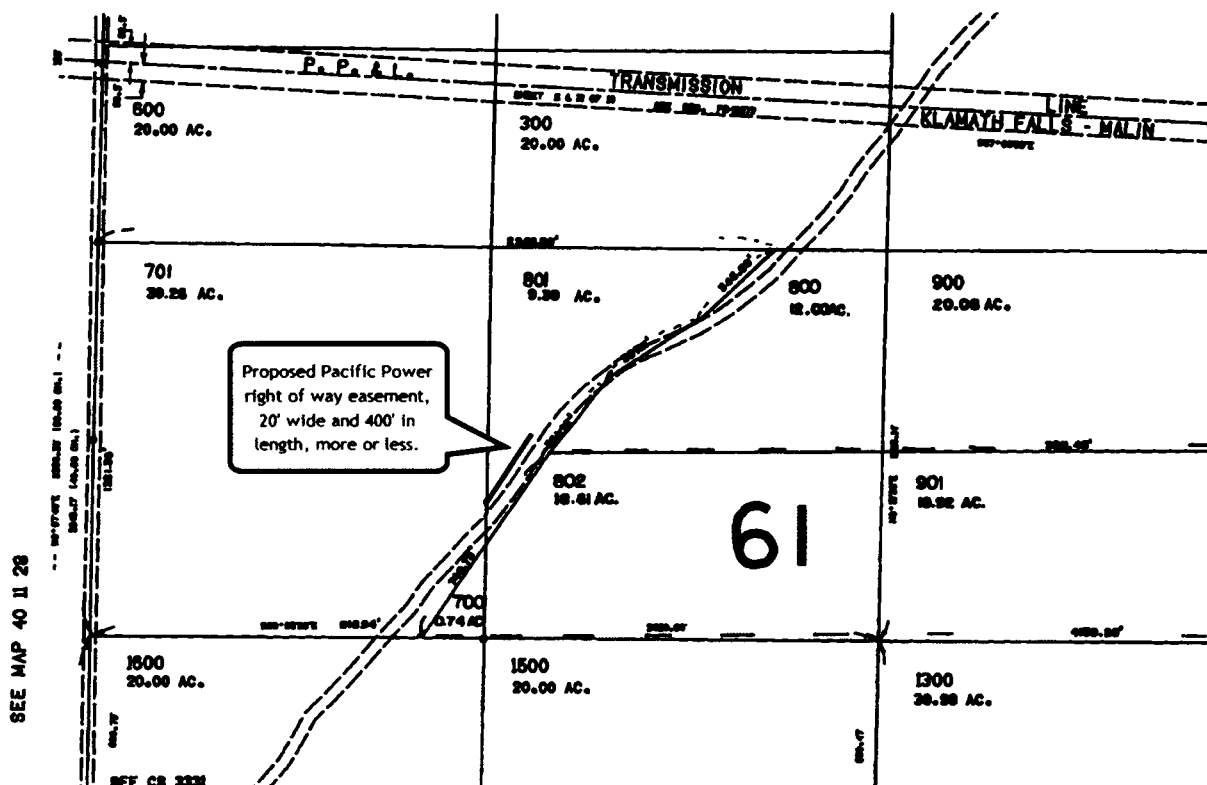


Cissy Marie McSorley
Notary Public
My commission expires: 03-04-2024

PROPERTY DESCRIPTION

In the S/2 N/2 of Section 27, Township 40, Range 11
of the Willamette Meridian, Klamath County, State of Oregon.

Map / Tax Lot or Assessor's Parcel No.: 4011-02700-00801



CC#:11176 WO#:08200543

Landowner: Sader and Diver

Drawn by: LReed

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

PROPERTY DESCRIPTION

A portion of:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00° 06' 04" EAST, ALONG THE WEST LINE OF SAID SECTION 27, 1321.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 27; 89° 49' 13" EAST, ALONG SAID NORTH LINE 2266.50 FEET; THENCE SOUTH 48° 06' 22" WEST 348.50 FEET; THENCE SOUTH 66° 58' 05" WEST 357.11 FEET; THENCE SOUTH 37° 19' 50" WEST 361.16 FEET; THENCE SOUTH 27° 34' 00" WEST 740.75 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 27; THENCE NORTH 89° 53' 51" WEST 1118.94 FEET TO THE POINT OF BEFINNING, WITH BEARINGS BASED ON SERVEY NO. 3358, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

CC#: 11176 WO#: 8200543

Grantor Name: Leta Sue Sader and Amy Teresa Diver

EXHIBIT B

PACIFIC POWER
A DIVISION OF PACIFICORP