

2022-013872

Klamath County, Oregon

12/01/2022 01:34:01 PM

Fee: \$117.00

After recording return to:
PacifiCorp
Attn: Real Estate Management
825 NE Multnomah Street, Suite 1700
Portland, Oregon 97232

PARTIAL RELEASE BY
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. (AS TRUSTEE)
TO
PACIFICORP
(Release Application No. 308 R-270)
FROM LIEN OF MORTGAGE AND DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the property or real estate described in Exhibit "A" attached hereto is subject to the Lien of the Mortgage and Deed of Trust from PacifiCorp (the "Company") to The Bank of New York Mellon Trust Company, N.A., (as successor to The Bank of New York Mellon), as Trustee, dated as of January 9, 1989, as amended and supplemented by supplemental indentures (the "Mortgage"), including the Thirty-Second Supplemental Indenture, dated July 1, 2021, and recorded in the records of Klamath County, Oregon on August 23, 2021, as Entry No. 2021-012815, of Official Records;

WHEREAS it has been represented to The Bank of New York Mellon Trust Company, N.A. as Trustee under the Mortgage, that the Company is not in default in the performance of any of the terms or covenants of the Mortgage;

WHEREAS, pursuant to the provisions of Section 13.03 of the Mortgage, the Company has requested the Trustee to release the property described in Exhibit "A" from the Lien of the Mortgage; and

WHEREAS the Company has furnished The Bank of New York Mellon Trust Company, N.A. as Trustee, with (a) an Officers' Certificate, (b) an Engineer's Certificate, (c) a Further Engineer's Certificate and (d) an Opinion of Counsel, all as required by the provisions of Section 13.03 of the Mortgage.

NOW, THEREFORE, The Bank of New York Mellon Trust Company, N.A., as Trustee, in consideration of the premises and pursuant to the authority vested in it as Trustee under the Mortgage, does hereby release, remise and quitclaim unto the Company, its successors and assigns, without recourse, representation or warranty of any kind, all of its right, title and interest, as Trustee under the Mortgage, in and to the property in **Klamath County, Oregon**, more fully described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the property hereby released and remised to the Company, its successors and assigns, to its and their own proper use, benefit, and behoof forever, free, clear and discharged of and from all liens and claims under and by virtue of the Mortgage;

PROVIDED, HOWEVER, that nothing herein contained shall be construed to affect the residue of the security held by The Bank of New York Mellon Trust Company, N.A. as Trustee under the Mortgage as aforesaid, by virtue of the Mortgage, or to release the payment of any part of the moneys, principal and interest, thereby secured that may now remain unpaid.

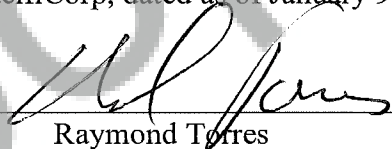
The recitals made herein are to be taken only as recitals made by the Company and not by the Trustee. The reservations and exceptions, if any, set forth in said Exhibit "A" are intended to be for the benefit of the Trustee as well as the Company and the Lien of the Mortgage on the rights and interests so reserved and excepted, if any, are not released.

This release is made by the Trustee without covenants, representations or warranties, either expressed or implied in law or in equity, and shall be without recourse against the Trustee in any event or in any contingency.

IN WITNESS WHEREOF, The Bank of New York Mellon Trust Company, N.A. as Trustee under the Mortgage, has caused this instrument to be signed by an authorized officer in the City of Los Angeles, California, on this 29th day of November, 2022.

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.
Trustee under Mortgage and Deed of Trust
of PacifiCorp, dated as of January 9, 1989

By: _____


Raymond Torres
Authorized Officer

ACKNOWLEDGMENT

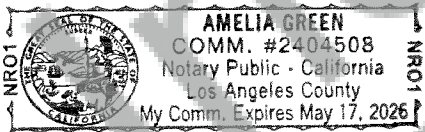
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On November 29, 2022 (date) before me, Amelia Green,
personally appeared Raymond Torres who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Amelia Green
Signature of Notary

Exhibit A

Klamath County

Oregon

The following real property including all fixtures presently attached thereto owned by the Company and used primarily in connection with such property in Klamath County, Oregon to be transferred by the Company to Klamath River Renewal Corporation (Transferee) pursuant to terms of Property Transfer Agreement, dated January 13, 2021, between Transferee and the Company.

LEGAL DESCRIPTIONS

Those pieces and parcels of land located in Klamath County, Oregon more particularly described as follows:

Parcel 1

Government Lot One (1) and the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section One (1) in Township Forty (40) South, Range Six (6) East of the Willamette Meridian of Klamath County, Oregon.

APN: 4006-0000-00100-000

Parcel 12

Lots 1, 2, 3 and 4 of Sec. 6 T. 40 S., R7E.

Lots 5, 6 and 8. of Sec. 6 T. 40 S., R7E.

The S.W. 1/4 of the N.E. 1/4 and the N.E. 1/4 of the S.W. 1/4 of Sec. 6 T. 40 S., R. 7 E.

APN: 4007-00600-00300-000 and 4007-00600-00400-000

Parcel 17

Parts of Lots One (1), Two (2), and Three (3) of Section Twenty-nine (29), Township Thirty-nine (39) South, Range Seven (7) East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 19, 20, 30, and 29, Township 39 South, Range 7 East, Willamette Meridian; thence South 0° 02' 53" East, along the West line of Section 29, a distance of 1,805.49 feet to the TRUE POINT OF BEGINNING of this description; thence South 75° 57' 45" East, a distance of 48.18 feet to a point; thence North 84° 47' 58" East, a distance of 653.11 feet to a point; thence North 6° 51' 53" East to the intersection with the 1/16 Section line between the Northwest Quarter of the Northwest Quarter and Lot 1, a distance of 443.51 feet to an iron pin; thence East along the said 1/16 section line, a distance of 446.09 feet to an iron pin; thence South 11° 33' 51" East, a distance of 548.51 feet to an iron pin; thence North 78° 04' 23" East, a distance of 2,490.78 feet to a point in Lot 3 from which point the Northeast corner of said section 29 bears North 48° 22' 12" East a distance of 2,082.39 feet; thence South 0° 24' 58" East, to the intersection with the Meander Line, along the right bank of the Klamath River, a distance of 365 feet, more or less; thence Westerly along the Meander Lines of said Lots 1, 2, and 3 to the

intersection with the West line of said Section 29; thence North along the West line of said Section 29, a distance of 485 feet, more or less, to the true point of beginning.

ALSO,

Parts of Lots Six (6) and Seven (7) of Section Twenty-nine (29) Township Thirty-nine (39) South, Range Seven (7) East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 20, 21, 29, and 28, Township 39 South, Range 7 East, Willamette Meridian; thence South $48^{\circ} 22' 12''$ West, a distance of 2,082.39 feet to a point marked by an iron pin and designated as "LB-14;" thence South $0^{\circ} 24' 58''$ East, a distance of 868.91 feet to a point marked by an iron pin in Lot 6, said point being the TRUE POINT OF BEGINNING of this description; thence North $82^{\circ} 03' 08''$ West, a distance of 876.03 feet to a point marked by an iron pin; thence South $58^{\circ} 29' 02''$ West to the intersection with the South line of said Lot 7, a distance of 1,015 feet, more or less; thence West along the South Line of said Lot 7, a distance of 700 feet, more or less; thence North along the West line of said Lot 7 to the intersection with the Meander Line along said Lot 7, a distance of 130 feet, more or less; thence Easterly along the Meander Lines of said Lots 7 and 6 to the intersection with the line bearing South $0^{\circ} 24' 58''$ East between said point "LB-14" and the true point of beginning; thence South $0^{\circ} 24' 58''$ East along said line, a distance of 188.91 feet, more or less, to the true point of beginning.

ALSO,

Parts of Lots Four (4) and Five (5) of Section Thirty-one (31), Township Thirty-nine (39) South, Range Seven (7) East, Willamette Meridian, more particularly described as follows:

Beginning at the 1/4 section corner common to Sections 30 and 31, Township 39 South, Range 7 East, Willamette Meridian; thence South $88^{\circ} 39' 29''$ East along the North line of Section 31 to the intersection with the West line of said Lot 5, a distance of 1,348.27 feet, more or less, to the TRUE POINT OF BEGINNING of this description; thence South along the West line of said Lot 5, a distance of 640.48 feet to a point; thence South $41^{\circ} 11' 19''$ East, a distance of 240.29 feet to a point marked by an iron pin; thence South $42^{\circ} 50' 07''$ East, a distance of 1,194.47 feet to a point marked by an iron pin; thence South $9^{\circ} 13' 28''$ East, a distance of 386.02 feet to a point marked by an iron pin; thence South $41^{\circ} 45' 43''$ West to the intersection with the North Boundary of the Right of Way of State Highway No. 21; thence Northeasterly along the said highway right of way to the intersection with the Meander Line along the East side of said Lot 4; thence Northerly along the Meander Line of said Lots 4 and 5 to the intersection with the North line of said Section 31; thence North $88^{\circ} 39' 29''$ West along the North line of said Section 31, a distance of 383.93 feet to the true point of beginning.

ALSO,

Parts of Lots One (1), Two (2), Three (3), and Four (4) of Section Thirty-one (31), Township Thirty-nine (39) South, Range Seven (7) East, Willamette Meridian, more particularly described as follows:

Beginning at the corner common to Sections 36, 31, 1, and 6, Township 39 and 40 South, Range 6 and 7 East, Willamette Meridian; thence South $89^{\circ} 56' 42''$ East along the South line of said Section 31, a distance of 1,960.02 feet to a point marked by an iron pin and the TRUE POINT OF BEGINNING of this description thence North $27^{\circ} 31' 03''$ East, a distance of 688.07 feet to a point marked by an iron pin; thence North $59^{\circ} 46' 33''$ East, a distance of 1,781.22 feet to a point marked by an iron pin; thence North $44^{\circ} 16' 57''$ East, a distance of 969.68 feet to a point marked by an iron pin; thence North $14^{\circ} 50' 18''$ East, a distance of 629.93 feet to a point marked by an iron pin; thence North $41^{\circ} 45' 43''$ East to the intersection with the South Boundary of the Right of Way of State Highway No. 21; thence Northeasterly along the said Highway right of way to the intersection with the Meander Line along the East side of said Lot 4; thence Southwesterly along the Meander Lines of said Lots 4, 3, 2, and 1 to the intersection with the South line of said Section 31; thence North $89^{\circ} 56' 42''$ West along the South line of said Section 31, a distance of 165 feet, more or less, to the true point of beginning.

ALSO,

IN TOWNSHIP THIRTY-NINE (39) SOUTH, RANGE SEVEN (7) EAST OF W.M.:

A part of the Northwest Quarter of Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Twenty-nine (29), more particularly described as follows:

Beginning at the Northwest corner of said Section 29; thence South $0^{\circ} 08'$ West along the West line of said Section for a distance of 1,812.82 feet to a point marked by a copper-nickel pipe, $\frac{5}{8}$ inch in diameter and 40 inches in length, set in a rock mound; thence North $86^{\circ} 17'$ East for a distance of 697.69 feet to a point marked by an iron pipe, $\frac{3}{4}$ inch in diameter, driven flush with the ground and designated as LB 10, said iron pipe, as are all other iron pipes mentioned in this description, being referenced by a copper-nickel pipe, $\frac{5}{8}$ inch in diameter and 40 inches in length, driven adjacent thereto until its top is 10 inches above the ground; thence North $7^{\circ} 03'$ East on a line which passes through a point 693.53 feet distant, marked by an iron pipe, $\frac{3}{4}$ inch in diameter, driven flush with the ground and designated LB 11, to its intersection with the South line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$, said point of intersection being the TRUE POINT OF BEGINNING of this description; thence continuing North $7^{\circ} 03'$ East 250 feet, more or less, to said point designated LB 11; thence South $80^{\circ} 43'$ East for a distance of 382.27 feet to a point marked by an iron pipe, $\frac{3}{4}$ inch in diameter, designated LB 12; thence South $11^{\circ} 24'$ East on a line which passes through a point 742.04 feet distant, marked by an iron pipe, $\frac{3}{4}$ inch in diameter, driven flush with the ground and designated LB 13, for a distance of 193 feet, more or less, to its intersection with the South line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence Westerly along said South line to the true point of beginning of this description.

Parts of Lots Two (2) and One (1), the East Half of South-west Quarter (E $\frac{1}{2}$ of SW $\frac{1}{4}$), and Lots Three (3) and Four (4) of Section Thirty (30) and the Northwest Quarter of Northeast Quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-one (31), more particularly described as follows:

Beginning at the Northeast corner of said Section 30; thence South 0° 08' West along the East line of said Section for a distance of 1,812.82 feet to a point marked by a copper-nickel pipe, 5/8 inch in diameter and 40 inches in length, set in a rock mound, said point being the TRUE POINT OF BEGINNING of this description; thence South 86° 17' West for a distance of 0.92 feet to a point marked by an iron pipe, 3/4 inch in diameter, driven flush with the ground and designated WT 8, said iron pipe, as are all other iron pipes mentioned in this description, being referenced by a copper-nickel pipe, 5/8 inch in diameter and 40 inches in length, driven adjacent thereto until its top is 10 inches above the ground; thence North 75° 46' West for a distance of 460.81 feet to a point marked by an iron pipe, 3/4 inch in diameter, driven flush with the ground and designated as WT 7; thence South 72° 24' West for a distance of 1,183.71 feet to a point marked by an iron pipe, 3/4 inch in diameter, driven flush with the ground and designated WT 6; thence North 75° 06' West for a distance of 516.19 feet to a point marked by an iron pipe, 3/4 inch in diameter, driven flush with the ground and designated as WT 5; thence South 36° 06' West for a distance of 1,396.82 feet to a point marked by an iron pipe, 3/4 inch in diameter, and driven flush with the ground and designated WT 4; thence South 2° 46' West for a distance of 1,031.45 feet to a point marked by an iron pipe, 3/4 inch in diameter, driven flush with the ground and designated as WT 3; thence South 41° 00' East (at a distance of 1,540.84 feet crossing the South line of said Section 30 at a point which is 767.05 feet distant South 88° 34' East from the South quarter corner thereof) for a distance of 1,542.89 feet to a point marked by an iron pipe, 3/4 inch in diameter, driven flush with the ground and designated WT 2; thence South 39° 59' East for a distance of 660.00 feet to a point marked by a copper-nickel pipe, 5/8 inch in diameter and 40 inches in length, driven in the ground until its top is 10 inches above the ground; thence continuing South 39° 59' East for a distance of 195 feet, more or less, to a point on the East line of the NW1/4 of NE1/4 of said Section 31; thence North along said East line for a distance of 640 feet, more or less, to the Northeast corner of said NW1/4 of NE1/4, thence East along the South line of said Section 30 to the Southeast corner of said Lot 4; thence Northerly along the Easterly line of said Lot 4, the Easterly line of said Lot 3, and the Southeasterly line of said Lot 2 to the Southwest corner of said Lot 1; thence Easterly along the South line of said Lot 1 to the Southeast corner thereof; thence North along the East line of said Section 30 to the True Point of Beginning of this description.

AND ALSO, all accretion lands inuring to the parts of said Lots 2, 1, 3, and 4 above described by operation of law;

Subject as to the NW1/4 of NW1/4 of said Section 29 and Lots 2, 1, 3, and 4 of said Section 30 to the reservation of an undivided one-half interest in and to minerals and right of entry made by the Long-Bell Lumber Company in its deed dated October 1, 1927 and recorded December 30, 1927 in Volume 79 of Deeds, at page 282, Records of said Klamath County.

ALSO,

The S.W. 1/4 of the S.W. 1/4, the N.W. 1/4 of the S.W. 1/4 and Lot 8 of Sec. 29, T. 39 S. R. 7 E.

ALSO,

Lots 5 and 6 of Sec. 30, T. 39 S., R. 7 E.

ALSO,

Lot 1 and that portion of Lot 2 lying North and West of the North Right-of-way line of Oregon State Primary Highway #21 in Sec. 32 T. 39 S., R. 7 E.

ALSO,

Lot 6 of Sec. 31 T. 39 S., R. 7 E.

ALSO,

Beginning at the 1/4 corner common to Sec. 31, T. 39 S., R. 7 E. and Sec. 6, T. 40 S., R. 7 E., thence along the East boundary line of the Big Bend Development, F.P.C. Project #2082 as follows: N. 55° 08' E., 1,584.50'; thence N. 38° 56' E., 1,285.69'; thence N. 58° 29' E., 1,253.27'; thence N. 3° 25' E. to the South right-of-way line of Oregon State Primary Highway #21; thence Southwesterly along said South right-of-way line to its intersection with the U.S. meander line on the East side of the Klamath River; thence Southwesterly along said meander line to its intersection with the South line of Sec. 31, T 39 S., R. 7 E.; thence S. 89° 57' E. to point of beginning.

EXCLUDING THEREFROM:

All that portion of Government Lots 1 and 2 of Sec. 32, T. 39S. R7E W.M. described as follows:

Beginning at a point on the North Line of Sec. 32, T 39S R7E W.M. from which the NW corner of said Section 32 bears S 89° 26' 05" W 335.26'; thence S 8° 29' 21" E 868.77'; thence N 81° 29' 24" E 280.10'; thence S 8° 27' 06" E 443.34'; thence S 81° 31' 09" W 279.84'; thence S 3° 24' 06" W to the Northerly right of way line of U.S. Highway #21; thence Northeasterly along the Northerly right of way line of said Highway to its intersection with the East line of Government Lot 2; thence North along the East line of said Lots 1 & 2 to its intersection with the North line of Section 32; thence West along the North line of Section 32 to the point of beginning.

ALSO EXCLUDING THEREFROM:

All that portion of the W1/2 of the SW1/4 of Section 29, T39S, R7E W.M. described as follows:

Beginning at the NE corner of the NW1/4 of the SW1/4 of Sec. 29 T. 39S R7E W.M.; thence West 141±'; thence S 60° 59' 45" W 650.77'; thence S 20° 35' 43" W 1623.61'; thence S 44° 50' 39" E 288.79'; thence S 8° 29' 21" E 612.23' to a point on the South line of said Section 29 from which the SW corner of Section 29 bears S 89° 26' 05" W 335.26'; thence East along the South line of Section 29 to its intersection with the East line of the SW1/4 of the SW1/4 of Section 29; thence North along the East line of the W1/2 of the SW1/4 of the point of beginning.