

202223376

2023-000805

Klamath County, Oregon



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02/06/2023 12:19:55 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

**Section:** 36, **Township:** 31 South, **Range:** 07 East, Willamette Meridian

**Tax Lot:** 100

**Tax Map:** 31 07 & INDEX

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 1120 feet in length, more or less, to install, modify and maintain **electrical** facilities more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof.

<p><b>EASEMENT BETWEEN</b></p> <p><u>Shanda Asset Management LLC</u> <u>56880 Venture Ln N Suite 203</u> <u>Sunriver, OR 97707</u></p> <p>AND</p> <p><u>Midstate Electric Cooperative, Inc.</u> <u>P.O. Box 127</u> <u>La Pine, Oregon 97739</u></p> <p>After recording return to:</p> <p><u>Midstate Electric Cooperative, Inc.</u> <u>P.O. Box 127</u> <u>La Pine, Oregon 97739</u></p>		<p>STATE OF OREGON, County of _____) ss.</p> <p>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.</p> <p>Witness my hand and seal of County affixed.</p> <p>_____ Name Title</p> <p>By _____, Deputy</p>
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**AFTER RECORDING RETURN TO  
MIDSTATE ELECTRIC COOPERATIVE  
P.O. BOX 127  
LA PINE, OR 97739**

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

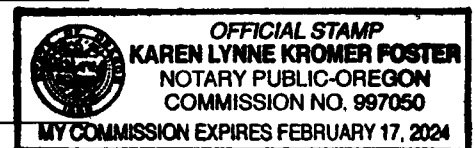
THE TRUE CONSIDERATION FOR THIS GRANT OF EASEMENT IS PROVISION FOR ELECTRIC SERVICE.

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 6<sup>th</sup> day of October, 2022

Chris A Johnson  
Insert Name GRANTOR

Insert Name GRANTOR



STATE OF OREGON; County of Deschutes ss.

The foregoing instrument was acknowledged before me  
this 6 day of October, 2022

by Christopher Johnson

Notary Public for Oregon [Signature]  
My Commission expires: 2-17-24

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: \_\_\_\_\_

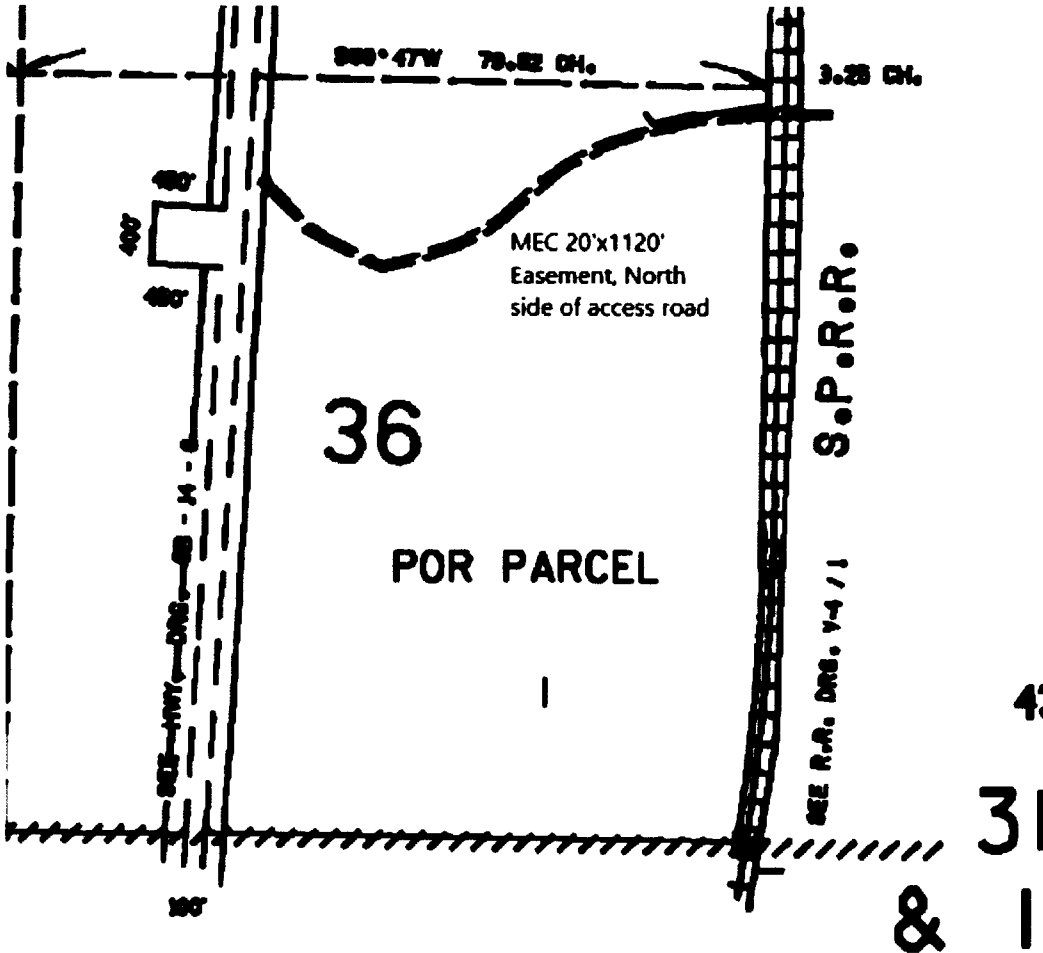
**PROPERTY DESCRIPTION**

In the NE ¼ of Section 36, Township 31 S., Range 07 E.,  
of the Willamette Meridian, Klamath County, State of Oregon.  
Map / Tax Lot or Assessor's Parcel No: 3107-00000-00100



Mailing Name: Shanda Asset Management LLC

Map #: 3107-00000-00100



MEC 20' X 1120' Easement

Work Order #: 20223376

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.

