

2023-009191

Klamath County, Oregon

10/25/2023 08:43:01 AM

Fee: \$102.00

Return to: **Pacific Power**
Attn: Right of Way Department
825 NE Multnomah St., Suite 1700
Portland, OR 97232

RW20230188
WO#: 10074734

RIGHT OF WAY EASEMENT

For value received, **Marilyn V. Bruner, Trustee, of the Marilyn V. Bruner Revocable Trust u/t/d 12/15/2020**, ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns ("Grantee"), a perpetual easement for a right of way **100** feet in width and **1468.34** 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 **Exhibits "A" and "B"** attached hereto and by this reference made a part hereof:

A portion of:

Government Lot 4 and the SE1/4 of the SW1/4 of Section 30, Township 40 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Assessor's Map No.: **40S 13E 800** Parcel No.: **4013-03000-00800**

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 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 2nd day of October, 2023

GRANTOR

Marilyn V. Bruner Revocable Trust u/t/d 12/15/2020

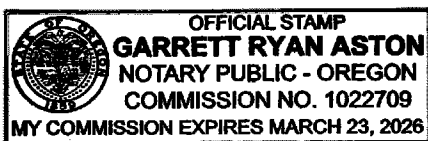
By: Marilyn V. Bruner
Name: MARILYN V. Bruner Owner
Title: Owner

REPRESENTATIVE ACKNOWLEDGEMENT

State of Oregon }
County of Josephine } SS.

This instrument was acknowledged before me on this 2 day of October, 2023.

by Marilyn Bruner, as Trustee of the Marilyn V. Bruner Trust
Name of Representative Title of Representative
of Marilyn V. Bruner Trust u/t/d 12/15/2020
Name of Entity on behalf of whom this instrument was executed

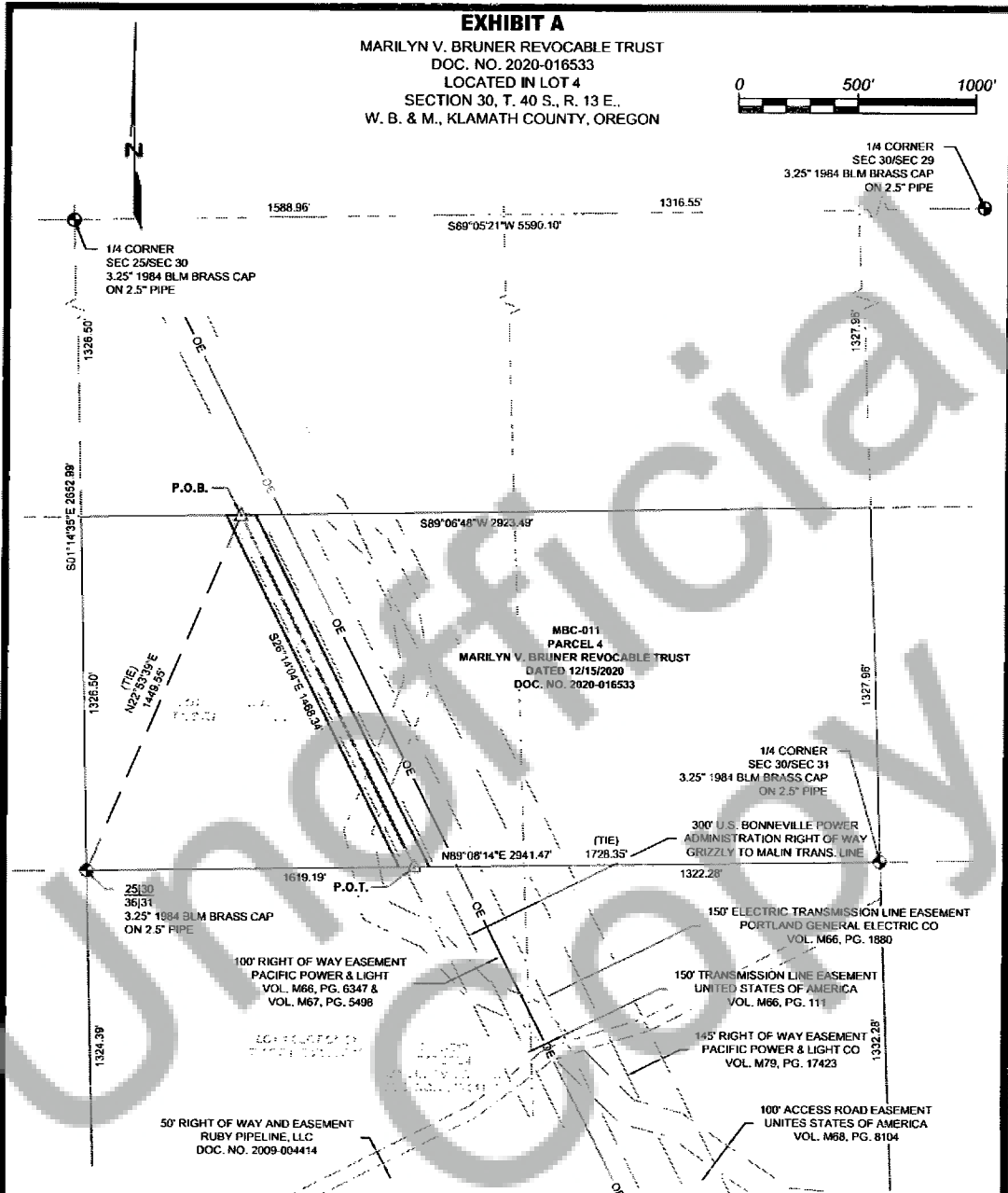


[Signature]
Notary Public
My commission expires: 3/23/2026

EXHIBIT A

MARILYN V. BRUNER REVOCABLE TRUST
DOC. NO. 2020-016533
LOCATED IN LOT 4
SECTION 30, T. 40 S., R. 13 E.,
W. B. & M., KLAMATH COUNTY, OREGON

0 500' 1000'



LEGEND

- CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER QUARTER SECTION LINE
- PARCEL BOUNDARY
- FENCE LINE
- EXISTING OVERHEAD POWER
- TIE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- △ FOUND SECTION CORNER
- △ CALCULATED SECTION CORNER

MARILYN V. BRUNER REVOCABLE TRUST
EASEMENTS

TOTAL PERMANENT
EASEMENT 3.371 AC. / 1468.34 FT. OR 88.99 RODS

NOTES:

- HORIZONTAL DATUM- UTM10 NORTH, NAD83, INTERNATIONAL FOOT.
- THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THIS DESCRIPTION WAS PREPARED UTILIZING A STATUS OF RECORD TITLE PREPARED BY AMERITITLE AND DATED NOVEMBER 10, 2022. THEREFORE SURVEYING AND MAPPING, LLC HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.

DATE: 06/09/2023
SCALE: 1"=500'
SURVEYOR: DWC
TECHNICIAN: ARBNOL SOPAJ
CHECKED BY:
DRAWING: 77148 - MCB-0011.DWG



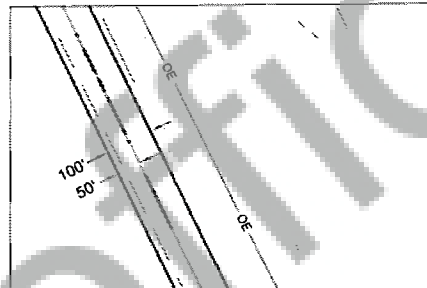
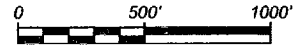
SURVEYING AND MAPPING LLC (SAM)
488 East Winchester St., Ste. 125
Murray UT, 84107
Ph: (801) 601-4342
EMAIL: SAM@SAM.BIZ

PROJECT: 1021077148
KLAMATH LINE EASEMENT
S3 T40S-R3E

SHEET 1 OF 2

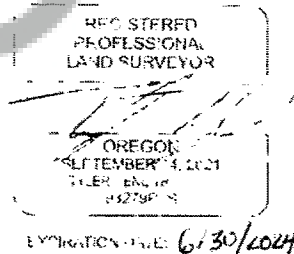
EXHIBIT A

MARILYN V. BRUNER REVOCABLE TRUST
DOC. NO. 2020-016533
LOCATED IN LOT 4
SECTION 30, T. 40 S., R. 13 E.,
W. B. & M., KLAMATH COUNTY, OREGON



DETAIL "A"
(NOT TO SCALE)

MARILYN V. BRUNER REVOCABLE TRUST
EASEMENTS
TOTAL PERMANENT
EASEMENT 3.371 AC. / 1468.34 FT. OR 88.99 RODS



LEGEND

	CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER QUARTER SECTION LINE
	PARCEL BOUNDARY
	FENCE LINE
	EXISTING OVERHEAD POWER
	TIE
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	P.O.T. POINT OF TERMINUS
	FOUND SECTION CORNER
	CALCULATED SECTION CORNER

NOTES:

1. HORIZONTAL DATUM- UTM10 NORTH, NAD83, INTERNATIONAL FOOT.
2. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
3. THIS DESCRIPTION WAS PREPARED UTILIZING A STATUS OF RECORD TITLE PREPARED BY AMERITITLE AND DATED NOVEMBER 10, 2022. THEREFORE SURVEYING AND MAPPING, LLC HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.

DATE: 06/09/2023
SCALE: 1"=500'
SURVEYOR: DWG
TECHNICIAN: ARNOL SOPAJ
CHECKED BY:
DRAWING: 77148 - MCB-0011.DWG



SURVEYING AND MAPPING LLC (SAM)
488 East Winchester St., Ste. 125
Murray UT, 84107
Ph: (801) 601-4342
EMAIL: SAM@SAM.BIZ

PROJECT: 1023077148
KLAMATH T-LINE EASEMENT
S3 T40S-R13E

SHEET 2 OF 2

EXHIBIT "B"**DESCRIPTION – PERMANENT EASEMENT**

**PACIFICORP
MALIN TO CASEBEER
TRANSMISSION LINE**

**MARILYN V. BRUNER REVOCABLE TRUST
MCB-OR-KL-011**

A PORTION OF LOT 4 OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 13 EAST OF THE WILLAMETTE BASE AND MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

PERMANENT EASEMENT

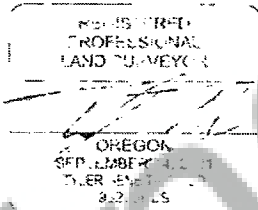
A 100.00 FOOT WIDE STRIP, BEING 50.00 FEET AS MEASURED PERPENDICULAR, LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30, BEING A FOUND 3.25" GLO BRASS CAP (1984), THENCE NORTH 22°53'39" EAST, A DISTANCE OF 1449.55 FEET TO THE NORTH LINE OF SAID LOT 4 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 26°14'04" EAST, OVER AND ACROSS SAID SECTION 30, A DISTANCE OF 1468.34 FEET TO THE SOUTH LINE OF SAID LOT 4 AND THE **POINT OF TERMINUS**, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 30, BEING A FOUND 3.25" BLM BRASS CAP (1984) BEARS NORTH 89°08'14" EAST A DISTANCE OF 1728.35 FEET.

CONTAINING 3.371 ACRES OF LAND (146,834 SQUARE FEET) OF LAND, MORE OR LESS. THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 1468.34 FEET, 88.99 RODS.

THE SIDE LINES OF SAID EASEMENT ARE TO BE SHORTENED OR EXTENDED TO TERMINATE ON PROPERTY LINES.



**TYLER GENE TRUJILLO
OREGON PROFESSIONAL LAND SURVEYOR NO. 93279**

**FOR AND ON BEHALF OF
SURVEYING AND MAPPING, LLC**

NOTES:

1. SEE THE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.
2. THIS DESCRIPTION WAS PREPARED UTILIZING A STATUS OF RECORD TITLE PREPARED BY AMERITITLE AND DATED NOVEMBER 10, 2022, THEREFORE SURVEYING AND MAPPING, LLC HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "UTM10 NORTH, NAD83, INTERNATIONAL FOOT.
4. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GRID. THE COMBINED FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999597623.

PROJ. NO. 1023077148
PREPARED BY: TYLER G. TRUJILLO
DATE PREPARED: 06/12/2023
FOR AND ON BEHALF OF SURVEYING AND MAPPING, LLC
488 EAST WINCHESTER ST., SUITE 125
MURRAY UT, 84107 – 385.255.0115
MCB 11
PRINTED: 7/17/2023 7:16:00 PM Arbol Scapaj

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	6/27/23	DWC	FINALIZE
1	7/17/23	DWC	CLIENT REDLINE REVISIONS