

**2023-009197**

**Klamath County, Oregon**

10/25/2023 10:35:01 AM

Fee: \$112.00

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**, ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns ("Grantee"), a perpetual easement for right of way totaling **7.102 acres**, 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:

The SW1/4 NE1/4; the E1/2 NW1/4; Government Lot 1; and the N1/2 of the SE1/4 of Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

A tract of land situated in Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 NE1/4 of said Section 31 from which point the Southeast corner of said SE1/4 NE1/4 bears South 89° 28' 07" East, 1061.26 feet; thence the following courses and distances; South 18 ° 44' 08" East 590.47 feet; South 23 ° 04' 51" East, 385.43 feet; South 20° 08' 02" East, 275.85 feet; South 01° 01' 00" East, 153.92 feet to a point on the North Line of Lot 7 of said Section 31; thence North 89° 31' 10" West on said North Line, 663.22 feet; thence leaving said North Line on the following courses and distances: North 61° 11' 14" West, 165.10 feet; North 29° 33' 57" West, 284.64 feet; North 40° 30' 09" West, 181.16 feet; North 53° 21' 02" West, 141.88 feet; North 76° 48' 07" West, 611.43 feet; North 07° 51' 21" West, 213.86 feet; North 24° 14' 23" West 611.89 feet; North 10°03' 08" West, 254.20 feet; North 23° 20' 05" West, 133.80 feet; North 10° 15' 35" West, 294.26 feet; North 05° 49' 53" East, 286.90 feet; North 14° 52' 21" West, 307.33 feet; North 81° 42' 04" East, 246.78 feet; South 41° 01' 39" East, 209.85 feet; South 57° 28' 17" East, 1075.61 feet; South 50° 45' 53" East, 327.70 feet to a point on the West Line of said SE1/4 NE1/4; thence South 00° 57' 48" East on said West Line, 472.33 feet to the Southwest corner

of said SE1/4 NE1/4; thence South 89° 28' 07" East on the South Line of said SE1/4 NE1/4, 266.02 feet to the point of beginning. (1988 Pope).

Assessor's Map No: **40S 13E 8301** Parcel No.: **4013-00000-08301**

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.

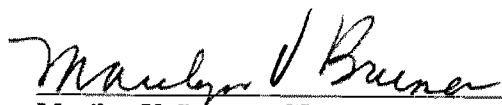
At no time shall Grantor place, use or permit any equipment, material or vegetation of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right 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.

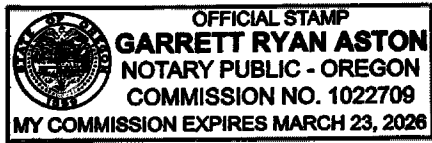
Dated this 2nd day of October, 2023.

  
Marilyn V. Bruner, GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon  
County of Josephine } SS.

This instrument was acknowledged before me on this 2 day of October, 2023, by **Marilyn V. Bruner.**



[Signature]

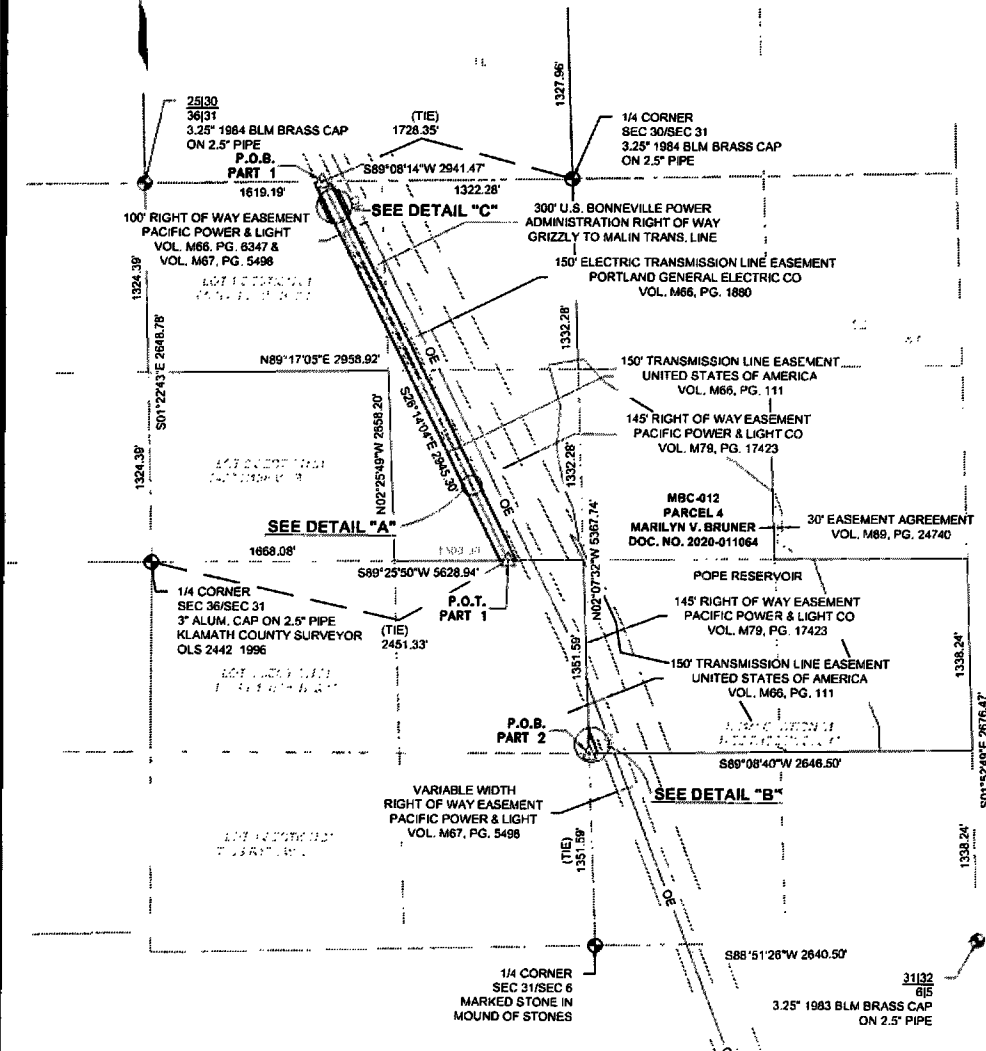
Notary Public

My commission expires: 3/23/2026

# EXHIBIT A

MARILYN V. BRUNER  
DOC. NO. 2020-011064  
LOCATED IN  
SECTION 31, T. 40 S., R. 13 E.,  
W. B. & M., KLAMATH COUNTY, OREGON

0 1000' 2000'



MARILYN V. BRUNER EASEMENTS	
TOTAL PERMANENT EASEMENT	6.890 AC. / 2945.30 FT. OR 178.50 RODS
TOTAL GUY EASEMENT	0.212 AC./

## LEGEND

	CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER QUARTER SECTION LINE
	PARCEL BOUNDARY
	FENCE LINE
	EXISTING OVERHEAD POWER
	TIE
	P.O.C.
	P.O.B.
	P.O.T.
	POINT OF BEGINNING
	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 17, 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"=1000'  
SURVEYOR: DMC  
TECHNICIAN: ARBNOL SOPAJ  
CHECKED BY:  
DRAWING: 77148 - MCB-0012.DWG

**SAM**

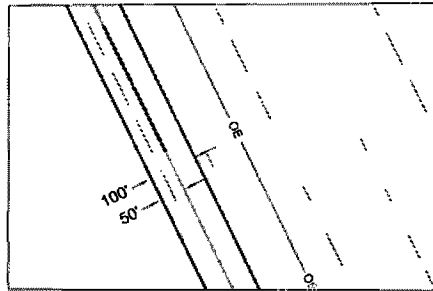
SURVEYING AND MAPPING LLC (SAM)  
488 East Winchester St., Ste. 125  
Murray UT, 84107  
Ph: (801) 601-4342  
EMAIL: SAM@SAM.BIZ

PROJECT: 1021077148  
KLAMATH T LINE EASEMENT  
S31 T40S-R3E

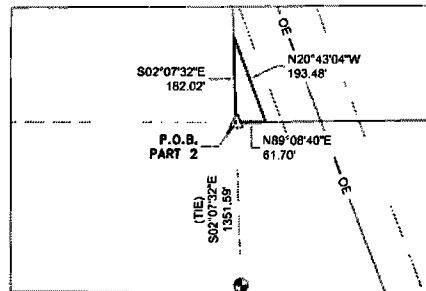
SHEET 1 OF 2

# EXHIBIT A

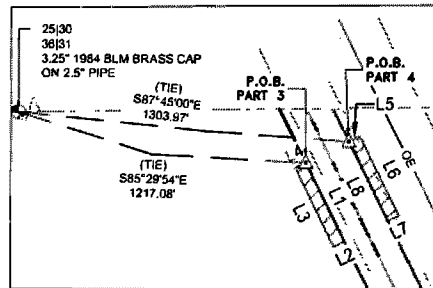
MARILYN V. BRUNER  
DOC. NO. 2020-011064  
LOCATED IN  
SECTION 31, T. 40 S., R. 13 E.,  
W. B. & M., KLAMATH COUNTY, OREGON



DETAIL "A"  
(NOT TO SCALE)



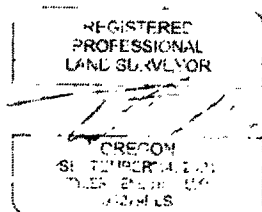
DETAIL "B"  
(NOT TO SCALE)



DETAIL "C"  
(NOT TO SCALE)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S26°14'04"E	185.00'
L2	S63°45'56"W	25.00'
L3	N26°14'04"W	185.00'
L4	N63°45'56"E	25.00'
L5	N63°45'56"E	25.00'
L6	S26°14'04"E	185.00'
L7	S63°45'56"W	25.00'
L8	N26°14'04"W	185.00'

MARILYN V. BRUNER EASEMENTS	
TOTAL PERMANENT EASEMENT	6.890 AC. / 2945.30 FT. OR 178.50 RODS
TOTAL GUY EASEMENT	0.212 AC./



## LEGEND

	CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER QUARTER SECTION LINE
	PARCEL BOUNDARY
	FENCE LINE
	EXISTING OVERHEAD POWER
	TIE
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	POINT OF TERMINUS
	FOUND SECTION CORNER
	CALCULATED SECTION CORNER

## 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 17, 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"=1000'  
SURVEYOR: DWG  
TECHNICIAN: ARB/NOL SOPAJ  
CHECKED BY:  
DRAWING: 77148 - MCB-0012.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  
S31 T40S-R13E

SHEET 2 OF 2

**EXHIBIT "B"****DESCRIPTION – PERMANENT EASEMENT &  
GUY ANCHOR EASEMENT****PACIFICORP  
MALIN TO CASEBEER  
TRANSMISSION LINE****MARILYN V. BRUNER  
MCB-OR-KL-012**

A PORTION OF LOT 1, THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 13 EAST OF THE WILLAMETTE BASE AND MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

**PERMANENT EASEMENT PART 1**

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

**COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 31, BEING A FOUND 3.25" BLM BRASS CAP (1984), THENCE SOUTH 89°08'14" WEST A DISTANCE OF 1728.35 FEET ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31 TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 26°14'04" EAST, OVER AND ACROSS SAID SECTION 31, A DISTANCE OF 2945.30 FEET TO THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31 AND THE **POINT OF TERMINUS**, FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION 31, BEING A FOUND 3" ALUM. CAP (KLAMATH COUNTY SURVEYOR OLS 2442 1996) BEARS SOUTH 89°25'50" WEST A DISTANCE OF 2451.33 FEET.

CONTAINING 6.761 ACRES OF LAND (294,530 SQUARE FEET) OF LAND, MORE OR LESS. THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 2945.30 FEET, 178.50 RODS.

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

**PERMANENT EASEMENT PART 2**

**BEGINNING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 31, BEING A MARKED STONE IN STONE MOUND, THENCE NORTH 02°07'32" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31, A DISTANCE OF 1351.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31 AND THE **POINT OF BEGINNING**;

THENCE NORTH 02°07'32" WEST A DISTANCE OF 182.02 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 20°43'04" WEST, OVER AND ACROSS THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, A DISTANCE OF 193.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 89°08'40" WEST, ALONG SAID LINE, A DISTANCE OF 61.70 TO THE **POINT OF BEGINNING**;

CONTAINING 0.129 ACRES OF LAND (5,614 SQUARE FEET) OF LAND, MORE OR LESS.

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 12  
PRINTED: 7/17/2023 7:42:00 PM Arnelo Sapej

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

**EXHIBIT "B"****DESCRIPTION – PERMANENT EASEMENT &  
GUY ANCHOR EASEMENT****GUY ANCHOR EASEMENT PART 3**

**COMMENCING** AT SAID NORTHWEST CORNER OF SECTION 31, THENCE SOUTH 85°29'54" EAST A DISTANCE OF 1217.08 FEET TO THE WEST LINE OF THE ABOVE-DESCRIBED PERMANENT EASEMENT PART 1 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 26°14'04" EAST, ALONG SAID LINE, A DISTANCE OF 185.00 FEET;

THENCE OVER AND ACROSS SAID LOT 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 63°45'56" WEST A DISTANCE OF 25.00 FEET;

NORTH 26°14'04" WEST A DISTANCE OF 185.00 FEET;

NORTH 63°45'56" EAST A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.106 ACRES OF LAND (4,625 SQUARE FEET) OF LAND, MORE OR LESS.

**GUY ANCHOR EASEMENT PART 4**

**COMMENCING** AT SAID NORTHWEST CORNER OF SECTION 31, THENCE SOUTH 87°45'00" EAST A DISTANCE OF 1303.97 FEET TO THE EAST LINE OF THE ABOVE-DESCRIBED PERMANENT EASEMENT PART 1 AND THE **POINT OF BEGINNING**;

THENCE OVER AND ACROSS SAID LOT 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

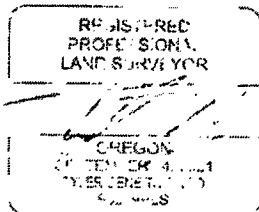
NORTH 63°45'56" EAST A DISTANCE OF 25.00 FEET;

SOUTH 26°14'04" EAST A DISTANCE OF 185.00 FEET;

SOUTH 63°45'56" WEST A DISTANCE OF 25.00 FEET TO THE EAST LINE OF SAID PERMANENT EASEMENT PART 1;

THENCE NORTH 26°14'04" WEST, ALONG SAID LINE, A DISTANCE OF 185.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.106 ACRES OF LAND (4,625 SQUARE FEET) OF LAND, MORE OR LESS.



DATE: 6/30/2024

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 17, 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 12  
PRINTED: 7/17/2023 7:42:00 PM Arnel Scapj

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