

2024-003227

Klamath County, Oregon



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04/29/2024 11:44:22 AM

Fee: \$92.00

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

CC#: 11591 WO#: 8271781 RW#:

RIGHT OF WAY EASEMENT

For value received, John R. Anderson and Jeanne F. Anderson, husband and wife, as Joint Tenants ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way 20' feet in width and 975' feet in length for overhead facilities, and 10' feet in width and 290' feet in length for underground facilities 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 *Modoc* County, State of *California*, more particularly described as follows and/or shown on Exhibit(s) *A* attached hereto and by this reference made a part hereof:

A portion of:

PARCEL THREE

Farm Unit "F", according to the Farm Unit Plat on file with the United States Department of Interior, Bureau of Reclamation, more particularly described as follows:

Township 48 North, Range 5 East, M. D. B. & M.

Section 33: Lot 5, the W 1/2 of NW 1/4 of SW 1/4, W 1/2 of E 1/2 of NW 1/4 of SW 1/4 and W 1/2 of E 1/2 of E 1/2 of NW 1/4 of SW 1/4.

EXCEPT THEREFROM the following parcel located in the SW 1/4 of SW 1/4 of said Section 33:

Beginning at a brass cap monument set by the U.S. Bureau of Reclamation in 1938 as the Northwest corner of Farm Unit L, said point being on the Easterly right of way line of the 48-C-4-A drain and shown on U.S.B.R. Drawing No. 12-201-2575 as being 75.0 feet East of the Northwest corner of the S 1/2 of NE 1/4 of SE 1/4 of Section 33, Township 48 North, Range 5 East, M. D. B. & M.,

thence South 60° 58' 1/2" West 3873.7 feet to an iron pin and the true point of beginning of this description;

thence North 89° 53' 1/2" West 204.90 feet to an iron pin;

thence North 0° 07' East 298.55 feet to an iron pin;

thence North 88° 32' 1/4" East 197.28 feet to an iron pin;

thence South 1° 21' 1/4" East 304.10 feet, more or less, to the true point of beginning.

005-080-25

Assessor's Parcel No. 005-080-025-000

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 determined by Grantee, with the purposes for which this easement has been granted.

Dispute Resolution. Each of the provisions of this Agreement shall be enforceable independently of any other provision of this Agreement and independent of any other claim or cause of action. In the event of any dispute arising under this Agreement, the parties shall first attempt to resolve the matter through direct negotiation between the representatives of the parties. If the representatives are unable to resolve the issue within ten (10) days after presentation of the dispute, then:

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.

If a waiver of jury trial is deemed by any court of competent jurisdiction to not be enforceable for any reason, then to the fullest extent permitted by law, each of the parties hereto agree to binding arbitration. Such arbitration shall be in accordance with the rules and procedures of the American Arbitration Association (AAA). Notwithstanding any AAA rules and procedures or any other provisions or any state or federal laws, the parties agree that the arbitrators shall not consider or award punitive damages as a remedy. Upon the Company's request, AAA shall provide the parties a list of arbitrators each of whom have experience and expertise with respect to construction. Upon each of the party's receipt of such list, each party shall have ten (10) days to select an arbitrator. The two selected arbitrators shall then select a third arbitrator within thirty (30) days from the date the initial two arbitrators were selected and the matter subject to arbitration shall be arbitrated within sixty (60) days after the selection of the third arbitrator.

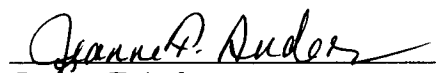
Grantor represents and warrants that it possesses all right, title and interest in and to the right of way area, free and clear of any lien, security interest, encumbrance, claim, license or other restriction that would interfere with Grantee's use of the right of way area for the purposes contemplated 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 11th day of April, 2024.



John R Anderson GRANTOR



Jeanne F Anderson GRANTOR

INDIVIDUAL OR REPRESENTATIVE ACKNOWLEDGEMENT

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 Siskiyou)

On April 11, 2024 before me, Laura Rose Schaad
DATE NAME, TITLE OF NOTARY-- E.G. "JANE DOE", "NOTARY PUBLIC"
personally appeared John R Anderson and Jeanne F Anderson
NAME(S) OF SIGNER(S)

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.

Signature

Laura Schaad
SIGNATURE OF NOTARY

