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2024-005538
Klamath County, Oregon



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07/01/2024 11:57:15 AM

Fee: \$92.00

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

CC#: 11176 WO#: 7233209

RIGHT OF WAY EASEMENT

For value received, **Klamath County School District** ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way **10** feet in width and **50** 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 Exhibit(s) **A** attached hereto and by this reference made a part hereof:

A portion of:

A parcel of land located in the W 1/2 W 1/2 of Government Lot 17 in Section 3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 17, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, (C-E 1/16 corner); thence North 00 degrees 40' 18" East 666.30 feet to the Northwest corner of said Lot 17; thence along the North line of Lot 17 North 89 degrees 37' 53" East 27.13 feet; thence South 00 degrees 14' 35" West 264.14 feet; thence South 32 degrees 07' 35" West 23.43 feet; thence South 3 degrees 11' 48" West 383.04 feet to the point of beginning.

Assessor's Map No. 3507-003AC-04000

Parcel No. 4000

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 10 day of June, 2024.

Klamath County School District
(Insert Grantor Name Here) GRANTOR

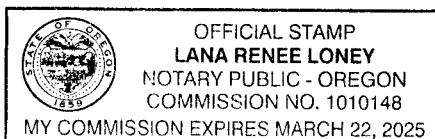
Janet Melsness
(Insert Grantor Name Here) GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of Oregon
County of Klamath } SS.

This instrument was acknowledged before me on this 10 day of June, 2024

by Janet Melsness
Name(s) of individual(s) signing document



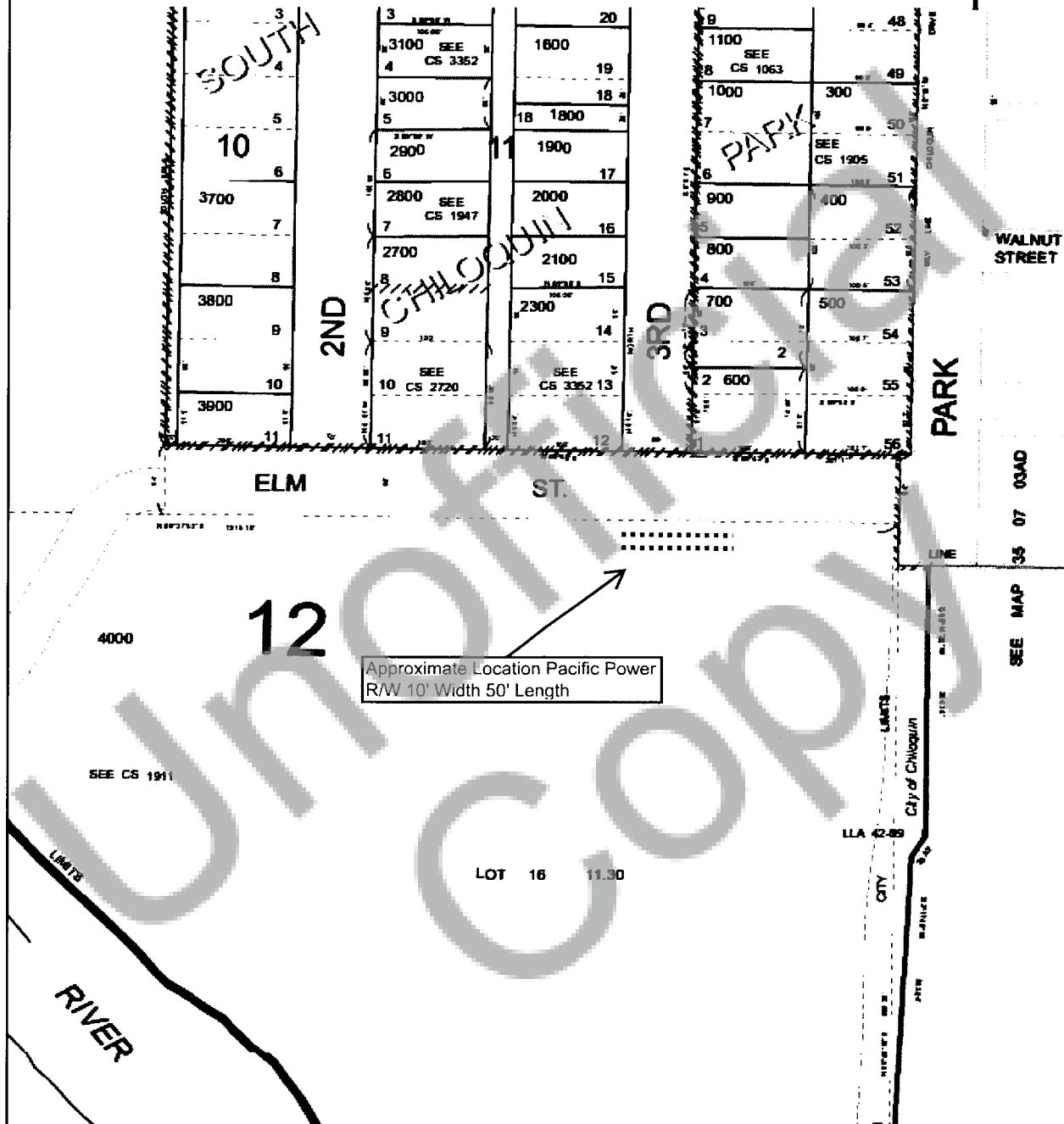
Lana Renee Loney
Notary Public

My commission expires: March 22, 2025

PROPERTY DESCRIPTION

In the SW ¼ NE ¼ of Section 03, Township 35S, Range 07E
of the W Meridian, Klamath County, State of Oregon.

Map / Tax Lot or Assessor's Parcel No.: 04000



CC#: 11176 WO#: 7233209 ROW#:

Landowner: Klamath County School District

Drawn by: Z. Szabo

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.



PACIFIC POWER
A DIVISION OF PACIFICORP