

Return to: Pacific Power
825 NE Multnomah Street, Suite 1700
Portland, OR 97232
Attn: Right of Way Dept.

RW#: 20240168

RIGHT OF WAY EASEMENT

For value received, **Laureu Marken II, LLC, a Delaware limited liability company** ("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, 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**' & '**B**' attached hereto and by this reference made a part hereof:

A portion of:

See Attached Exhibit 'B'

Assessor's Map No. 39S 09E 09D

Parcel No. 101 & 102

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 28 day of JUNE, 2024

Laureu Marken II, LLC


BY: GRANTOR

ITS:

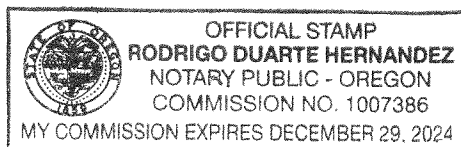
REPRESENTATIVE ACKNOWLEDGEMENT

State of OREGON }
County of KLAMATH } SS.

This instrument was acknowledged before me on this 28 day of JUNE, 2024

by KENNETH S BRASSER, as MANAGER,
Name of Representative Title of Representative

of Laureu Marken II, LLC
Name of Entity on behalf of whom this instrument was executed




Notary Public

My commission expires: DECEMBER 29, 2024

PROPERTY DESCRIPTION

A portion of the following described property:

PARCEL 1

Parcel 1 of Minor Land Partition No 23-90, said land partition being situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said land also being more particularly described as follows

A tract of land situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows

Beginning at a point on the Southerly right of way line of Laverne Avenue, from which the East ¼ corner of said section 9 bears North 86° 14' 20" East 661 54 feet, thence South 00° 11' 08" West 883 24 feet, thence South 89° 12' 23" East 610 00 feet to a point on the Westerly right of way of Washburn way, thence North 00° 11' 08" East, along said Westerly right of way line, 865 58 feet, thence North 44° 37' 14" West 28 38 feet to a point on the Southerly right of way line of Laverne Avenue, thence North 89° 25' 35" West 589 98 feet to the point of beginning, with bearings based on record of survey 5000 on file at the office of Klamath County Surveyor

PARCEL 2

Parcel 1 of Land Partition No 40-00, said land partition being a portion of Parcel 2 of Minor Land Partition No 23-90, said land partition being situated in the SE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also being more particularly described as follows

Beginning at a point, being the Northeast corner of Parcel 2 "Minor Land Partition No 23-90", from which the ¼ corner common to sections 9 and 10 bears North 86° 14' 20" East 661 54 feet, thence along the boundary of said Parcel 2, South 00° 11' 08" West 883 24 feet, thence North 47° 44' 52" West 903 67 feet, thence North 00° 01' 50" East 282.33 feet to the Southerly right of way line of Laverne Avenue, thence South 89° 25' 35" East 671 63 feet to the point of beginning, with bearings based on record of survey 5000 on file at the office of Klamath County Surveyor

TOGETHER WITH an easement for ingress and egress driveway and roadway as granted by instrument recorded September 4, 2003 in Volume M03, page 65458, Microfilm Records of Klamath County, Oregon

RW#20240168

Grantor Name: Laureu Marken II LLC

EXHIBIT B



PACIFIC POWER

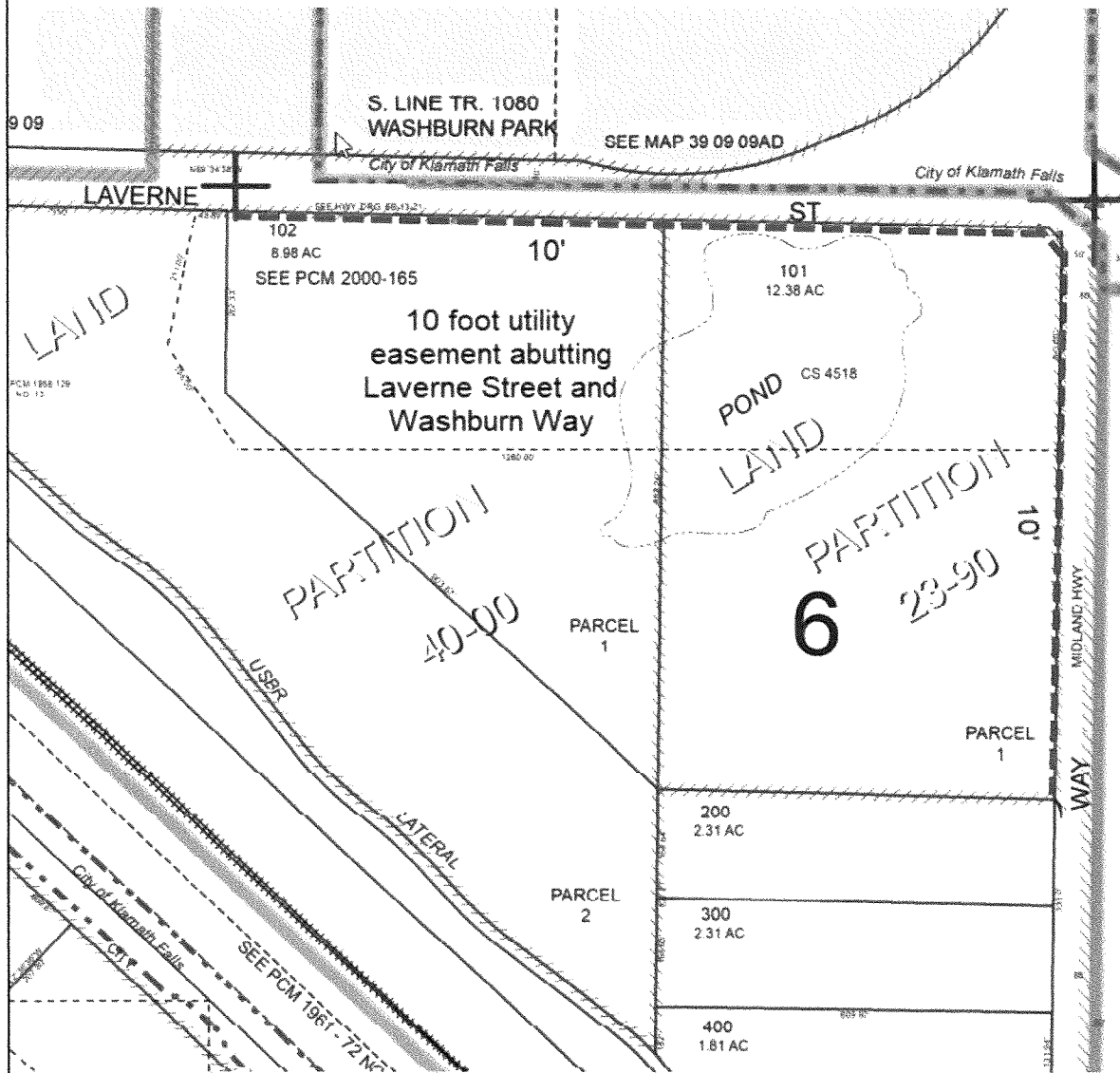
A DIVISION OF PACIFICORP

KLB

PROPERTY DESCRIPTION

In the SE of Section 9, Township 39 South, Range 9 East
of the Willamette Meridian, Klamath County, State of Oregon.

Map / Tax Lot or Assessor's Parcel No.: 39S 09E 9D TL 101 & 102



ROW#: 20240168

Landowner: Laureu Marken II, LLC

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

Handwritten signature/initials.