



00335275202400095660050058

11/01/2024 11:29:18 AM

Fee: \$102.00

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Pilot Travel Centers LLC, a Delaware limited liability company, the record owner(s) of the real property located in Klamath County, State of Oregon, more particularly described as a portion of:

Portion: NW 1/4, SW 1/4

Section: 21, **Township:** 27 South, **Range:** 08 East, Willamette Meridian

Tax Lot: 3900

Tax Map: 27 08 21CB & LP 20-06

for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant unto Midstate Electric Cooperative, Inc., an Oregon cooperative corporation (hereinafter called the "Cooperative"), whose post office address is P.O. Box 127, La Pine, Oregon 97739, and to its successors and assigns, the following non-exclusive easement:

An easement 20 feet in width and 209 feet in length, more or less, to install, modify and maintain **electrical** facilities more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof.

EASEMENT
BETWEEN

Pilot Travel Centers LLC
5508 Lonas Drive
Knoxville, TN 37909
AND

Midstate Electric Cooperative, Inc.
P.O. Box 127
La Pine, Oregon 97739

After recording return to:

Midstate Electric Cooperative, Inc.
P.O. Box 127
La Pine, Oregon 97739

STATE OF OREGON,
County of _____) ss.

I certify that the within instrument was received for record on the ___ day of _____, 20__, at o'clock __.M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of _____ of said county.

Witness my hand and seal of County affixed.

Name Title

By _____, Deputy

Said easement grants rights to lay, construct, operate and maintain an electrical transmission and/or distribution line or system, electrical, cable, internal telecommunications and other utility facilities on or under the above-described real property and/or in, upon; to inspect and make such repairs, changes, alterations, improvements, removals from, or substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, transformers, connection boxes, transformer enclosures, concrete pads, attachments, equipment, accessories and appurtenances thereto desirable in connection therewith, hereinafter referred to as the "facilities"; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within the easement, or that may otherwise interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally or necessarily result from the means of control employed); to keep the easement clear of all new buildings, new structures or other obstructions; and to license, permit or otherwise agree to the joint use of occupancy of the lines, poles, system or, if any said system is placed underground, of the trench related to underground facilities, by any other person, association or corporation. Notwithstanding the foregoing, Cooperative shall use reasonable efforts to minimize disruption to the business operated on Grantor's property while exercising its rights hereunder.

The undersigned agree that all poles, wires or other facilities including any main service entrance equipment, installed in, upon or under the above-described lands shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned further covenant that they are the owners of the above-described real property, and that this easement is granted on an as-is basis subject to all matters of record.

THE TRUE CONSIDERATION FOR THIS GRANT OF EASEMENT IS PROVISION FOR ELECTRIC SERVICE.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

[signature on the following page]

WITNESS THE HAND OF SAID GRANTOR
on this 14th day of October, 2024.



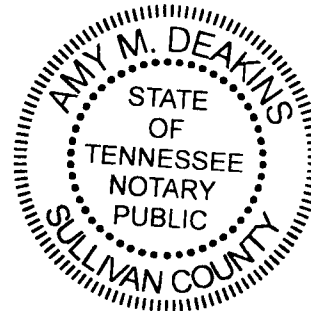
PILOT TRAVEL CENTERS LLC

By: [Signature]
Bradley Anderson
Authorized Representative

STATE OF TENNESSEE; County of Knox

The foregoing instrument was acknowledged before me
this 14th day of October, 2024,

by Amy M. Deakins
Notary Public for Tennessee



My Commission expires: 12-28-26

EXHIBIT A
LEGAL DESCRIPTION

June 4, 2024

A portion of Parcel 1, Land Partition 20-06 for Pilot Travel Centers, L.L.C, recorded November 13, 2006, under Reception No. 2006-022618, in the records of Klamath County, Oregon, lying within the Southwest Quarter of Section 21, Township 27 South, Range 8 East, of the Willamette Meridian, being more particularly described as follows:

COMMENCING at the northeast corner of said Parcel 1, also being a point on the west right-of-way line of U.S. Highway 97; thence along the east line of said Parcel 1, S19°00'14"E (Bearings are relative to those shown on Land Partition 20-06 for Pilot Travel Centers, L.L.C, recorded November 13, 2006, under Reception No. 2006-022618, in the records of Klamath County, Oregon), a distance of 2.00 feet, to the **POINT OF BEGINNING**; thence leaving said east line along the following three (3) courses:

1. S70°03'32"W, a distance of 208.31 feet;
2. S19°56'28"E, a distance of 20.00 feet;
3. N70°03'32"E, a distance of 207.98 feet,

to a point on said east line; thence along said east line, N19°00'14"W, a distance of 20.00 feet, to the **POINT OF BEGINNING**.

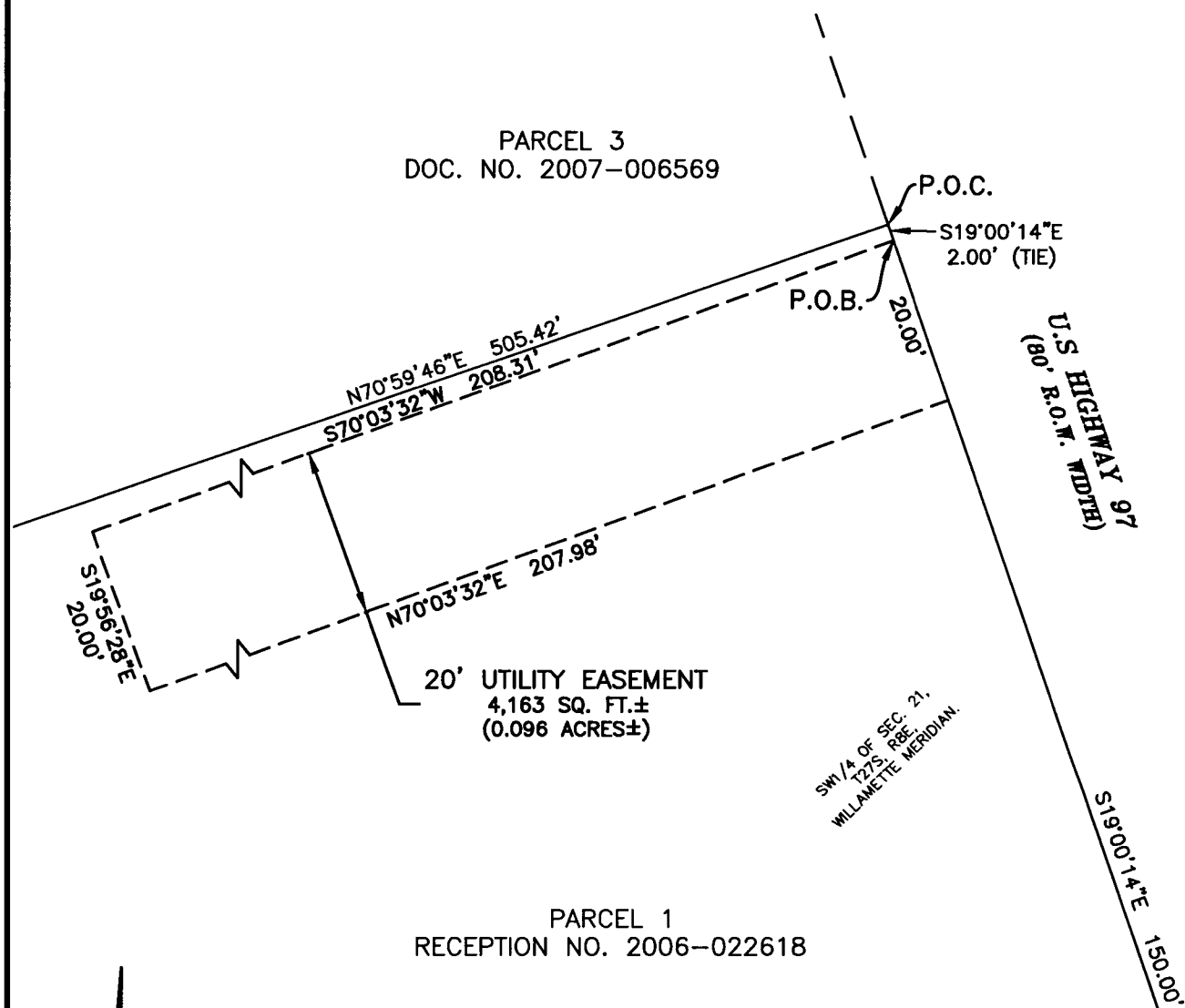
Containing 4,163 Sq. Ft. or 0.096 acres, more or less.

Glen C. Armstrong
Oregon Professional Land Surveyor No. 87955
For and on behalf of Clark Land Services, Inc.

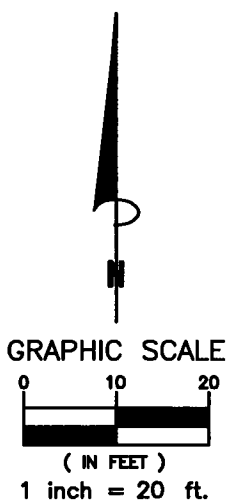
EXHIBIT A

DEPICTION OF LEGAL DESCRIPTION

PARCEL 3
DOC. NO. 2007-006569



PARCEL 1
RECEPTION NO. 2006-022618



Clark

177 E. Tillary Dr.

Pueblo West, Co. 81007
www.clarkls.com

719.633.8888

NOTE:

This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

Diamondback
Land Surveying

Project No: **240729**

Drawn: HJC

Check: GCA

Date: 6/4/2024

Sheet 2 of 2