



Tillamook People's Utility District

Directors
Harry E. Hewitt
David Burt
Doug Olson
Mike Gardner
Barbara A. Trout

A Customer-Owned Electric Utility

Office: 503.842.2535 • Toll-free: 800.422.2535 • Fax: 503.842.4161

www.tpud.org

Todd Simmons
GENERAL MANAGER

June 23, 2021

Received

JUN 25 2021

**Tillamook County
Board of Commissioners**

Tillamook County
201 Laurel AVE
Tillamook, OR 97141

RE: Utility Easement
Work Order No. 144501
Property Located at 1N 10 5CC 8700, Twin Rocks

Dear Representative:

Enclosed is TPUD's standard overhead / underground easement for the above-referenced property. This easement is required to provide electric service to the property under purchase contract with Larry Dean Olander.

Please sign this easement in the presence of a notary and return in the enclosed self-addressed envelope. A separate signature page has been sent to Mr. Olander for his signature.

If you have any questions, please contact me at the number below.

Sincerely,

TILLAMOOK PEOPLE'S UTILITY DISTRICT

Tony MacDonald
Engineering Field Representative
503-815-8629

TM:ja

Enclosure

Return to: TILLAMOOK PEOPLE'S UTILITY DISTRICT
P. O. Box 433
Tillamook, OR 97141

W/O No.: 144501

GRANTOR: TILLAMOOK COUNTY (SELLER)
201 LAUREL AVE
TILLAMOOK, OR 97141

LARRY DEAN OLANDER (PURCHASER)
PO BOX 571
EAGLE CREEK, OR 97022

TILLAMOOK PEOPLE'S UTILITY DISTRICT OVERHEAD -- UNDERGROUND EASEMENT

For true and actual consideration, in the amount of one (\$1.00) dollar, the receipt of which is hereby acknowledged, and in consideration of the mutual benefit hereby gained, the Grantor does hereby grant unto the Tillamook People's Utility District (District), a perpetual exclusive (exclusive as to parties other than Grantor) easement over, under and across the following described real property:

TOWNSHIP 1 NORTH, RANGE 10 WEST, SECTION 5CC, Lots 10, 11, 12,
13 and 14 Block 10 Oceanlake Park, also known as TAX LOT 8700;
Secured by a Tax Land Installment Contract and recorded as Instrument
No. 2018-001163, in T.C.D.R. for the placement of electrical facilities on
said property.

The Grantor hereby grants and conveys to the District the right, privilege and authority to, without further consideration, use the space above, below or on the surface thereof to place, construct, reconstruct, alter, protect, repair, maintain, inspect, replace overhead facilities with underground facilities, operate and remove the District's overhead or underground electrical primary, secondary and service facilities and any and all necessary or desirable appurtenances, attachments or other District equipment as may be permitted by law (District Facilities).

The Grantor further grants unto the District the right of ingress and egress over and upon any portion of the property of Grantor adjoining the Described Property which the District determines is necessary or desirable to use in order to exercise the rights granted in this Easement, as well as the right, on the Described Property or adjoining property of Grantor, to remove natural or man-made obstructions which the District determines will interfere with the District's exercise of the rights granted in this Easement.

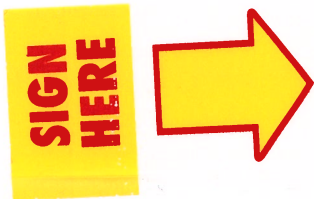
The Grantor reserves the right to use the Described Property in any manner the District determines does not interfere with the District's rights under this Easement, and District shall always have the sole right to license, permit or otherwise agree to the installation of facilities by other parties within the easement or to use or allow occupancy of the District Facilities by any other party other than the Grantor. The District hereby reserves the right to approve or disapprove of any request to relocate the District Facilities or those of its Licensees on the Described Property, and, if approved, it will be the responsibility of the requesting party to compensate the District and its Licensees for the associated costs.

Any flowers, trees, shrubbery, vegetation or fences placed in or on the Described Property shall be done so at the sole risk of Grantor. District or its Licensees will not be held responsible for damages done to any such flowers, trees, shrubbery, vegetation or fences, resulting from the District exercising any of the rights granted in the Easement. At all times, District or its Licensees shall have the right to keep the Described Property clear of all flowers, trees, shrubbery, vegetation, fences, undergrowth, materials, substances or roots that are over, on, and/or under the Described Property and to cut, trim and control the growth by chemical means, machinery or otherwise and to remove and dispose of the same without liability and to remove all fire hazards.

The rights, duties, privileges and immunities created under this Easement shall inure to the benefit of and be binding upon the heirs, successors, assigns, and licensees of the respective parties hereto.

The Grantor covenants that he/she/they is/are the sole owner(s) of the Described Property and that the Described Property is free and clear of all encumbrances and liens of whatsoever character except those held by the following persons.

IN WITNESS WHEREOF, the undersigned executes this instrument this _____ day of _____, 2021.



TILLAMOOK COUNTY

By: _____

Name: _____

Title: _____

STATE OF OREGON)

ss:

County of _____)

On this ____ day of _____, 2021, personally appeared the above-named _____ (name), _____ (title), of TILLAMOOK COUNTY and acknowledged the foregoing instrument to be a voluntary act and deed.



Notary Public for Oregon
My Commission Expires: _____