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BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, that GREAT NORTHERN RAILWAY COMPANY, a corporation duly organized and existing under the laws of the State of Minnesota, Grantor, in consideration of the sum of One Thousand and No/100 Dollars (\$1,000.00) to it paid by the State of Oregon, by and through its State Highway Commission, Grantee, does hereby grant, bargain, sell and convey to said State of Oregon, by and through its State Highway Commission, and its assigns forever, the following real property, with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and also all its estate, right, title and interest, at law and equity, therein and thereto, situated in the County of Klamath, and State of Oregon, bounded and described as follows, to wit:

PARCEL NO. 1

All that part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9, Township 39 South, Range 9 East, W.M. lying between two lines parallel with and distant, respectively, 30 feet Southerly and 50 feet Southerly, measured at right angles, from the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ , and extending between two lines parallel with and distant, respectively, 30 feet Westerly and 1730 feet Westerly, measured at right angles, from the East line of said Section 9, containing .78 acre, more or less; ALSO,

PARCEL NO. 2

All that part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 9 described as follows:

Beginning at a point in said line parallel with and distant 50 feet Southerly, measured at right angles, from said North line and distant 30 feet Westerly, measured at right angles, from the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9; thence Westerly parallel with said North line for 40 feet; thence Southeasterly in a straight line to a point in a line parallel with and distant 30 feet Westerly, measured at right angles, from said East line and distant 40 feet Southerly, measured along last described parallel line from the place of beginning; thence Northerly parallel with said East line to the place of beginning, containing 800 square feet, more or less.

Subject to easement for highway purposes granted by Great Northern Railway Company to Klamath County by instrument dated May 23, 1961, recorded in Book 330, Page 108, Deed Records of Klamath County, Oregon; ALSO

Subject to easement for overhang with wires and supporting arms and guy anchors and anchor wires granted by Great Northern Railway Company to The California Oregon Power Company by instrument dated February 26, 1941; ALSO,

Subject to easement for power transmission line granted by Great Northern Railway Company to The California Oregon Power Company by instrument dated March 15, 1946; ALSO

Subject to easements of record.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, forever, all iron, natural gas, coal, oil and all minerals of any nature whatsoever, upon or in said lands, together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors and assigns.