

69859

Vol. ^{mv} 72 Page 12537

GEOTHERMAL LEASE AND AGREEMENT
(Short Form)

THIS INDENTURE OF LEASE, made and entered into this 14th day of August, 19 72, by and between LESTER E. NEWTON and DOROTHY FRANCES NORRIS, hereinafter referred to as "Lessor", and GEOTHERMAL RESOURCES INTERNATIONAL, INC., a Delaware corporation, hereinafter referred to as "Lessee".

WITNESSETH:

WHEREAS, Lessor is the owner of the following lands (hereinafter designated as the "leased lands") situate in Klamath County, State of Oregon, and more particularly described in Exhibit "A" attached hereto which is by this reference made a part hereof;

WHEREAS, the parties hereto are desirous of having the leased lands developed for the production of geothermal resources.

NOW, THEREFORE, witnesseth that:

GRANT OF LEASE
AND RIGHTS:

1. FOR AND IN CONSIDERATION of the bonus, rental and royalty to be paid to the Lessor by the Lessee; and other good and valuable considerations, receipt of which is hereby acknowledged by the parties, and in consideration of the covenants and agreements by the Lessee hereinafter contained to be kept and performed by it, Lessor has GRANTED, LEASED, LET AND DEMISED and by these presents does grant, lease, let and demise to Lessee, its successors and assigns upon and subject to the terms hereinafter set forth, the leased lands as above described with the sole and exclusive right to the Lessee:

(a) To explore, drill for, produce, extract, take, treat, refine, convert or otherwise process, store upon, and remove from the leased lands, and to appropriate and/or sell for its sole account and risk, all geothermal resources as the same are defined in Oregon Legislative Assembly House Bill 3019, enacted in the 1971 regular session, said geothermal resources being hereinafter collectively referred to as "Substances", and

(b) To do upon any portion of the leased lands all things necessary or appropriate in its sole bonafide judgment to exercise fully and efficiently all of the rights granted by the foregoing item (a) under this section (hereinafter referred to collectively as the "Objectives"), including but not limited to the storing and use of materials, the installation, construction, maintenance, operation and repair, removal and replacement, as the case may be, of all buildings, stations, roads, track- age and other means of transportation for both materials and personnel, communications, power and water systems, and other like and unlike facilities including sump and other ponds, of whatever nature deemed appropriate by the Lessee to the accomplishment of the Objectives. The foregoing specific enumeration shall in no way be regarded as a limitation upon or as a reduction of the general rights included within the Objectives.

TOGETHER WITH A RIGHT OF WAY ENTRY into and upon, transit through and across, and egress from the leased lands for all men and material engaged in accomplishment

28-3036

OCT 30 10 42 AM 1972

12538

The following described real property located in Klamath County, Oregon
NE/4 of Sec. 3, T. 41 S., R. 9E Willamette Meridian

EXHIBIT "A"

12539

of the Objectives, and any like activities by or for the Lessee on property in the vicinity of the leased lands, and for all products of a like nature as substances produced by or for Lessee from lands in the vicinity of the leased lands.

TERM: 2. This lease shall be for a primary term of Five (5) years and so long thereafter as Substances are being produced or utilized, or are capable of being produced or utilized in commercial quantities from such lands or from lands unitized therewith.

This Lease and Agreement and all the terms, covenants and conditions hereof shall extend to the benefit of and be binding upon the respective heirs, successors and assigns of the parties hereto.

This Lease is made upon the terms, covenants and conditions set forth in that certain indenture of Geothermal Resources Lease bearing even date herewith between the parties hereto, covering the lands hereinabove described, which indenture of Lease and Agreement is by this reference incorporated herein and made a part hereof in all respects as though the same were fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the date first hereinabove written.

LESSOR:

LESSEE:

By Lester E. Newton
Lester E. Newton

By Nooth B. Gillette
Nooth B. Gillette, Vice President
GEO THERMAL RESOURCES INTERNATIONAL, INC.
CORPORATE SEAL
JUL 10 1968
OHIO

By Dorothy Frances Norris
Dorothy Frances Norris

STATE OF OREGON CALIFORNIA
County of KLAMATH DEL NORTE ss.

12540

On August 14, 1972 before me, the undersigned, a Notary Public in and for said
County and State, personally appeared LESTER E. NEWTON

known to me to be the person whose name is
subscribed to the within instrument and acknowledged that he executed the same.

(SEAL)

Ruby Johnston
NOTARY PUBLIC

RUBY JOHNSTON

Type or Print Name of Notary

My Commission Expires



STATE OF CALIFORNIA
County of LOS ANGELES ss.

On September 13, 1972 before me, the undersigned, a Notary Public in and for said
County and State, personally appeared NOETH E. GILLETTE Vice

President and Geothermal Resources known to me to be the Secretary

of International, Inc. the corporation that executed the within instrument, and known to me to be the
persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such
corporation executed the same pursuant to its by-laws or a resolution of its board of directors.

(SEAL)

Ardeth C. Andrews
NOTARY PUBLIC

ARDETH C. ANDREWS
Type or Print Name of Notary

My Commission Expires



STATE OF Arizona
County of Mohave ss.

On August 28, 1972 before me, the undersigned, a Notary Public in and for said

County and State, personally appeared Dorothy Frances Norris known to me to be the

President and known to me to be the Secretary

of the corporation that executed the within instrument, and known to me to be the
persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such
corporation executed the same pursuant to its by-laws or a resolution of its board of directors.

(SEAL)

Cleo T. Poling
NOTARY PUBLIC

Type or Print Name of Notary

My Commission Expires
Dec. 21, 1975

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 30th day of OCTOBER A.D., 1972 at 10:42 o'clock A.M., and duly recorded in
Vol. M-72 of DEEDS on Page 12537

FEF \$3.00

WM. D. MILNE, County Clerk

By

LOCAL HEALTH DEPARTMENT STANDARD CERTIFICATE OF DEATH

1. NAME OF DECEASED: Elthart

2. PLACE OF DEATH: A. COUNTY: Grant B. CITY, TOWN, LOCATION: Near Prairie C. LENGTH OF STAY IN ED: 2 Days

3. DATE OF DEATH: Nov 13 1958 SEX: Male

4. SOCIAL SECURITY NO.: 542-05-8661 5. USUAL OCCUPATION: Hotel Operator

6. DATE OF BIRTH: Oct 16 1900 7. AGE LAST BIRTH: 58

8. BIRTHPLACE (State or Foreign Country): Tyrone Pennsylvania 9. WAS DECEASED A: ☐ Foreign Country B: ☐ Foreign Country

10. NAME OF FATHER: Kusame Blackburn 11. MAIDEN NAME OF: Maudie Gorn

12. CAUSE OF DEATH (ENTER ONLY ONE CAUSE IN LINE 12 (A), (B), AND (C))

PART I: IMMEDIATE CAUSE (A) Heart

PART II: OTHER SIGNIFICANT CONDITION CONTRIBUTING TO DEATH (B) AND RELATED TO THE IMMEDIATE CAUSE OR CONDITION (C) None

13. IF DEATH RESULT OF: A. ☐ DISEASE B. ☐ ACCIDENT C. ☐ SUICIDE D. ☐ OTHER

14. TIME OF INJURY: 11:15 PM 15. DATE OF INJURY: 11/13/58

16. CERTIFICATE: John H. Hixson 17. RESERVED FOR REGISTRAR'S USE: 11/13/58 18. DATE RECEIVED BY: 11/13/58 19. LOCAL HEALTH DEPARTMENT: Grant

STATE OF OREGON, COUNTY OF MULTNOMAH)SS
I HEREBY CERTIFY THAT THE FOREGOING COPY HAS BEEN CO
IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CER
VITAL STATISTICS SECTION OF THE OREGON STATE HEALTH

53860 OCT 30 10 22 AM 1971

STATE OF OREGON; COUNTY OF KLAMATH, ss.
Filed for record at request of TRANSAMERICA TITLE IN
this 30th day of OCTOBER A. D. 1972 at 10:12
Vol. M 72 of DEEDS on Page
FEE \$ 2.00

By

17783
COUNTY
Kalamazoo
Falls
SITE, ETC.
MARRIED ☒ ☐ WIDOWED
LIFE, NAME OF SPOUSE
IF UNDER 21 YEARS
DECEASED WAS A VETERAN
WART
Name
AT A NAME AND
SHIP TO DECEASED
Albert Blackburn
Interval Between Death and Death
(Years, Months, Days, etc.)
City Hunt All
County Hunter
State Oregon
2128
as, Oregon
AND ADDRESS
all

12-1972
THE ORIGINAL DOCUMENT AND
IT APPEARS ON FILE IN THE
OFFICIAL CARE AND CUSTODY.
STATE REGISTRAR
M. M. M.
duly recorded in
County Clerk
gic