

MINERAL SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency which is hereby acknowledged, Unlimited Resources, Inc., a Delaware corporation ("Grantor"), hereby conveys, grants, and specially warrants to Wells Fargo Bank ("Grantee"), an undivided fifty percent (50%) interest in all outstanding minerals and mineral rights and interests, including reversions, remainders, whether vested or contingent, life estates, profits, royalties, production payments, term interests, overriding royalties, and any and all other legal or equitable rights affecting the same, and subject to all prior mineral reservations and outstanding interests affecting minerals, owned or possessed by Grantor, such term to include but be not limited to, all oil, gas, coal, and other hydrocarbons, uranium, zinc, copper, nickel, and all other minerals, and including geothermal resources as well as any and all other energy-related resources of any kind whatsoever, and also including sand, rock, and gravel, as such minerals lie on, over, or within the lands described in attached Exhibit "A," which land description is incorporated herein by reference as if fully set forth herein, together with such surface rights, rights-of-way and water as are reasonably necessary and/or convenient for the surveying, exploration, extraction, production, transportation, and marketing of the same. Grantor for itself, its venturers, successors, and assigns hereby grants and assigns to Grantee the exclusive right to the hereinabove-described minerals created by this irrevocable mineral servitude.

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MINERAL SPECIAL WARRANTY DEED

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The true and actual consideration paid for this transfer stated in terms of dollars is zero dollars.

Dated this 18th day of July, 1988.

UNLIMITED RESOURCES, INC.
A Delaware Corporation

By

John Boreta
John Boreta,
Its President

Recording requested by:

Wells Fargo Bank, N.A.
Peninsula Loan Adjustment Dept.
121 Parl Center Plaza, Sixth Flr.
San Jose, CA 95113

STATE OF OREGON

When recorded mail to:

Dinkelspiel & Dinkelspiel
1800 Steuart St. Tower/One Market
Plaza
San Francisco, CA 94105

Atten: Kenneth E. Goodin, Esq.

Mail tax statements to:

Wells Fargo Bank, N.A.
Peninsula Loan Adjustment Dept.
121 Park Center Plaza, Sixth Flr.
San Jose, CA 95113

Attn: Roland Tucker
Vice President

SUBSCRIBED AND SWORN TO BEFORE ME on this 18th day of July, 1988
to which witness my hand and official seal.



Beth Straznicky
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name: BETH STRAZNICKY
My Commission Expires: 2-4-89

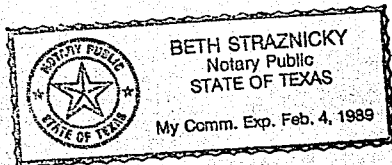
MINERAL SPECIAL WARRANTY DEED

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

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On this the 23rd day of September, 1988,
before me, Beth Straznicky, the
undersigned Notary Public, personally appeared JOHN BORETA,
personally known to me to be the person who executed the within
instrument as President on behalf of the Corporation therein
named, and acknowledged to me that the Corporation executed it.
WITNESS MY HAND AND OFFICE SEAL.



Beth Straznicky
Notary Public in and for
The State of Texas
Name: BETH STRAZNICKY
[printed]
Commission Expires: 2-4-89

EXHIBIT A

All that certain real property situated, lying and being in the County of Klamath, State of Oregon, more particularly described as follows:

WILLIAMSON RIVER RANCH

IN TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN

Parcel 2-A:

IN SECTION 19: Lots 2, 3, 4, 5, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30 and the following described tract: Starting at a point 7.85 chains West from the section corner common to Sections 19, 20, 29 and 30, Township 35 S.R. 7 E.W.M., and running thence West 12.15 chains; thence North 20 chains to the center line of the Old Dalles-California Highway; thence South 25° East following the center line of the said Old Dalles-California Highway 17.00 chains; thence in a Southeasterly direction also following the center of the said Dalles-California Highway 7.27 chains, more or less, to the starting point. Being a part of Lots 24 and 31 of said Section 19.

EXCEPTING from Lot 3 the following described parcel: Beginning at the intersection of the North section line of Section 19, said Township and Range and the West right of way line of State Highway 427; thence South 13°10'28" East along the West right of way line 415.69 feet; thence North 89°36'24" West parallel to the North section line of Section 19, 577.28 feet to Agency Lake; thence North 3°50'07" West along the shore line of Agency Lake 405.20 feet to the North section line of Section 19; thence South 89°36'24" East along the section line of Section 19, 509.63 feet to the point of beginning.

PARCEL 2-B:

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IN SECTION 20: Lots 11, 13, 17, 18, 23, 24, 28 and 29, EXCEPTING from Lots 18 and 23 the following described parcel: Beginning at a point on the Southerly bank of Williamson River which lies West a distance of 225 feet and North a distance of 61 feet from the Northeast corner of said Lot 23, said beginning point being the Northeast corner of parcel of land described in Deed Volume 106 page 474, records of Klamath County, Oregon; thence South a distance of 190.03 feet to the Southeast corner of said parcel; thence N. 72°05' W. to a point on the North line of said Lot 23 which is 700 feet East of the Northwest corner of said lot and which said point is the Southwest corner of parcel of land described in Deed Volume 106 page 291, records of Klamath County, Oregon, thence North along the West line of last mentioned parcel, a distance of 210 feet, more or less, to a point on the Southerly bank of Williamson River; thence Easterly along said Southerly bank to the point of beginning.

PARCEL 2-C:

IN SECTION 30: Lots 3, 4, 5, 6, 7, 14, 15, 16, 17, 19, 23, 24, 25, 26, 27, 28, 33, 34, 35, 36, 37 and the West 10 chains (660 feet) of Lots 8, 13 and 18.

PARCEL 2-D

IN SECTION 31:

Lot 4, EXCEPING therefrom the following described parcel: Beginning at a point on the North line of said Lot 4 which bears N. 89°39'50" E. a distance of 498.3 feet from the Northwest corner of said Lot 4; thence S. 07°13'10" E. a distance of 336.7 feet to a point; thence S. 51°05'40" E. a distance of 165.5 feet to a point; thence S. 06°30'30" E. a distance of 50.5 feet to a point; thence N. 80°02'40" E. a distance of 135 feet, more or less, to a point on the Westerly bank of Williamson River; thence Northerly along said Westerly bank to the Northeast corner of said Lot 4; thence S. 89°39'50" W. along the North line of said Lot 4 to the point of beginning.

Lots 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37 and portion of Lots 11, 20, 21, 28, 29 and 38 in Section 31, more particularly described as follows: Beginning at the stone monument marking the section corner common to Sections 31 and 32, Township 35 South, Range 7 E.W.M., and to Sections 5 and 6, Township 36 S.R. 7 E.W.M.; thence South 89°55' 3/4' West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North 0°25' West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the True Point of Beginning of this description; thence South 89°55' 3/4' West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North 0°55' 3/4' West 1271.7 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE 1/16 corner of said Section 31); thence North 0°25' West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East 1/16 corner on the East-West centerline of said Section 31); thence North 0°19' 3/4' West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North 0°19' 3/4' West 55.0 feet distant; thence South 13°14' East 3955.5 feet, more or less, to the True Point of Beginning.

EXCEPTING that portion of Lot 12, more particularly described as follows: A portion of Lot 12 beginning at the Northeast corner of Lot 12, said Township and Range; thence South $0^{\circ}19'3\frac{1}{4}"$ East 55.0 feet to an iron pin; thence North $45^{\circ}18'3\frac{1}{4}"$ West 77.8 feet to an iron pin; thence North $89^{\circ}40\frac{1}{4}"$ East 55.0 feet, more or less, to the point of beginning; containing 0.04 acre, more or less.

IN TOWNSHIP 36 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN

PARCEL 2-E:

IN SECTIONS 5 and 8 described as follows: Beginning at a point on the West line of said Section 5 which bears S. $0^{\circ}21'20"$ E. a distance of 644.5 feet from the Northwest corner of said Section 5; thence S. $33^{\circ}55'20"$ E. a distance of 4,666.55 feet, more or less, to a point on the North-South center section line of said Section 5, which point bears N. $1^{\circ}18'55"$ E. a distance of 723.9 feet from the South one-quarter corner of said Section 5; thence S. $1^{\circ}09'50"$ E. a distance of 1,768.3 feet to a deep water channel situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 8; thence West a distance of 52.55 feet to a point on the North-South center line of said Section 8; thence North along said centerline a distance of 1,044.2 feet, more or less, to the Quarter section corner common to said Sections 5 and 8; thence West along the South line of said Section 5 to the Southwest corner thereof; thence North along the West line of said Section 5 to the point of beginning. Said parcel being all of Lots 20, 21, 28, 29, 30 and portions of Lots 4, 5, 12, 13, 14, 19, 22, 27 and 31 in Section 5, and portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8.

PARCEL 2-F:

IN SECTION 6: All of Section 6, SAVING AND EXCEPTING The North 30 feet of Lot 1 of Section 6, Township 36 South, Range 7 E.W.M., as conveyed by Tulana Farms to Klamath County by deed executed January 11, 1954, recorded January 13, 1954, in Volume 265 page 50, Deed Records of Klamath County, Oregon.

IN SECTION 7: All of Fractional Section 7

IN SECTION 8: The N $\frac{1}{4}$ NW $\frac{1}{4}$; Lot 1 and that portion of Lot 2 lying Northerly and Westerly of the present shore line of Klamath Lake.

PARCEL 2-G:

IN TOWNSHIP 35 SOUTH, RANGE 7 $\frac{1}{2}$ EAST OF THE WILLAMETTE MERIDIAN

All of Fractional Sections 25, 26, 27, 33, 34, 35 and 36; All of Fractional Section 24 EXCEPT Government Lot 5; All of Fractional Section 28 lying East of the Straits which connect Upper Klamath Lake and Agency Lake.

IN TOWNSHIP 36 SOUTH, RANGE 7 $\frac{1}{2}$ EAST OF THE WILLAMETTE MERIDIAN

All of Section 1; and All of Fractional Sections 2, 3, 4, 11 and 12 lying Northeasterly and Northerly of the shore line of Klamath Lake.

SAVING AND EXCEPTING a substation site 40 feet square in said Section 25, described as follows: Beginning at a point on the right hand or Westerly bank of Williamson River, and on the Easterly side or boundary of Lot 37 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, said point

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being situated South 89°09' West 2.7 feet and West 3,114 feet, more or less, from the Southeast corner of said Section 30; thence West 110.0 feet; thence North 88°22' West 249.4 feet; thence West 1,750.0 feet; thence North 70°00' West 7.0 feet to a point on the East boundary fence line of that certain structure known and referred to as Indian Lands Substation and from which the Southeast corner of said substation bears South 12.5 feet, being the true point of beginning; thence South 12.5 feet to the Southeast corner; thence West 40 feet; thence North 40 feet; thence East 40 feet; thence South 27.5 feet to the true point of beginning.

SAVING AND EXCEPTING from the above described property the following two parcels:

The East 250 feet of Lot 3 Section 30 Township 35 South, Range 7 E.W.M.

All that portion of Lots 2, 3, 4, 5 and 8 of Section 19 Township 35 South, Range 7 E.W.M. lying Northerly of State Highway No. 422 and Easterly of State Highway No. 427.

AGENCY LAKE RANCH

TOWNSHIPS 34 AND 35 SOUTH, RANGES 7 and 7½ EAST OF THE WILLAMETTE MERIDIAN

PARCEL 1-A:

All those portions of Sections 20, 21, 22, 26, 27, 28, 29, 33 and 34 Township 34 South, Range 7½ East of the Willamette Meridian, and Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17 and 18 in Township 35 South, Range 7½ East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the center line of Seven Mile Canal, as the same is now located and constructed with a line parallel with and 70.0 feet distant at right angles Southeasterly from the centerline of the Dixon and McQuiston Lower Levee as the same is now located and constructed and from which point the Southeasterly corner of Section 1 Township 34 South, Range 6 E.W.M., as established by Norman D. Price, U. S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, bears North 52°51½' West 18,650.2 feet distant, and running thence South 44°40' West along the aforementioned parallel line 7,011.7 feet; thence South 12°30' East along a line parallel with and 70.0 feet distant at right angles Northeasterly from the center line of the said Dixon and McQuiston Lower Levee, 2,622.3 feet, more or less, to a point in the section line between the said Sections 28 and 29, Township 34 South, Range 7½ E.W.M.; thence southerly along the said section line between the said Sections 28 and 29, and Sections 32 and 33 of the same Township and Range, 7,928 feet, more or less, to the Southeasterly corner of the said Section 32; thence Southerly along the section line between the said Sections 4 and 5, Township 35 South, Range 7½ E.W.M., 788.3 feet; thence Westerly along a line parallel with and 788.3 feet distant at right angles Southerly from the township line between Township 34 South, Range 7½ E.W.M., and Township 35 South, Range 7½ E.W.M., 10,560 feet, more or less, to a point in the line marking the Westerly boundary of Section 6, Township 35 South, Range 7½ E.W.M.; thence Southerly along the Westerly boundary of the said Section 6, 4,492 feet, more or less, to the Southwesterly corner of the said Section 6; thence continuing Southerly along

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the Westerly boundary of Section 7, 5,280 feet, more or less, to the Southwesterly corner of said Section 7; thence continuing South along the West line of Section 18 a distance of 660 feet; thence East, parallel with and 660 feet South of the North lines of Sections 18 and 17, a distance of 10,560 feet more or less, to the East line of Section 17; thence continuing East along a parallel line a distance of 1,980.0 feet to a point; thence North at right angles to said parallel line a distance of 660 feet to a point on the South line of Section 9 which is 1,980.0 feet East of the Southwest corner thereof; thence N. $13^{\circ}46'$ E. a distance of 2,717.95 feet, more or less, to the center of Section 9 and the Southwest corner of Lot 2 in said Section 9; thence N. 44° E. to the Northeast corner of said Lot 2; thence continuing N. $44^{\circ}52'$ E. a distance of 0.983 chain; thence N. $86^{\circ}54'$ E. a distance of 81.715 chains to a point on the East line of Section 10 and on the meander line of Agency Lake; thence Northerly along the shore line of Agency Lake to its intersection with the center line of the Seven Mile Canal as the same is now located and constructed; thence N. $41^{\circ}02'30''$ W., along said center line, a distance of 11,000 feet, more or less, to the point of beginning.

PARCEL 1-B:

A parcel of land situate in the NW $\frac{1}{4}$ of Section 31, Township 34 South, Range East of the Willamette Meridian, lying East of Wood River and being more particularly described as follows: Beginning at an iron pipe on the North line of Section 31, from which the brass cap monument marking the Northwest corner of said Section 31 bears North $88^{\circ}51'3/4''$ West 789.8 feet distant and the brass cap monument marking the North Quarter Section corner of said Section 31; bears South $88^{\circ}51'3/4''$ East 1,787.4 feet distant; thence South $38^{\circ}23'3/4''$ East 548.6 feet to a point; thence along a $15^{\circ}56'3/4''$ circular curve to the right (having a deflection angle of $55^{\circ}26'1/2''$, a radius of 359.4 feet, and a chord which bears South $10^{\circ}40'1/2''$ East 334.3 feet) a distance of 347.6 feet; thence South $17^{\circ}02'3/4''$ West 122.1 feet to a point; thence along an $18^{\circ}52'3/4''$ circular curve to the left (having a deflection angle of $40^{\circ}26'1/2''$, a radius of 303.5 feet, and a long chord which bears South $3^{\circ}10'1/2''$ East 209.8 feet) a distance of 214.2 feet; thence South $23^{\circ}23'3/4''$ East 419.5 feet to a point; thence South $14^{\circ}07'1/2''$ East 498.7 feet to a point; thence South $2^{\circ}39'1/2''$ East 6 feet to an iron pipe on the south line of the Northwest quarter of said Section 31; thence North $89^{\circ}34'1/2''$ West along the South line of the Northwest quarter of said Section 31, 1,488.1 feet to a point on the West boundary of said Section 31; thence North along the West boundary of said Section 31, 2,640.0 feet to the brass cap monument marking the Northwest corner of said Section 31, thence South $88^{\circ}51'3/4''$ East along the North boundary of Section 31, 789.8 feet, more or less, to the point of beginning.

ALSO a strip of land 90.0 feet in width along the Southerly boundary of the of Section 31 lying between the above described parcel and the Westerly right of way line of Highway No. 422.

PARCEL 1-C:

A piece or parcel of land situate in the SE $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, lying East of Wood River and being more particularly described as follows: Beginning at a $\frac{5}{8}$ inch iron pin on the East-West centerline of Section 31, Township 34 S., R. 7 E.W.M., in the West right of way fence line of State Highway #422, as the same is presently located and constructed, from which the scribed stone marking the East quarter corner to said Section 31, bears South $89^{\circ}34'15''$ East 3,413.95 feet distant; thence North $0^{\circ}28'15''$ West along said Westerly highway right of way fence 90.0 feet to the true point of beginning; thence North $89^{\circ}34'15''$ West 303.27 feet to a point; thence North $2^{\circ}39'15''$ West 120.17 feet to a point; thence South $89^{\circ}34'15''$ East 32.05 feet to a $\frac{5}{8}$ inch iron pin reference monument; thence South $89^{\circ}34'15''$ East 275.80 feet to a $\frac{5}{8}$ inch iron pin in said Westerly highway right of way fence; thence South $0^{\circ}28'15''$ East along said Westerly highway right of way fence 120.01 feet, more or less, to the true point of beginning.

PARCEL 1-D:

A piece or parcel of land situate in Sections 11, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26 and 27, Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, and more particularly described as follows: Beginning at a point at the intersection of the centerline of Seven Mile Canal as the same is now located and constructed, with the line of a division fence extended Southwesterly, from which point the Southeasterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, as established by Norman D Price, U. S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, bears North $54^{\circ}19'41''$ West 16,670.3 feet distant, and running from said point c beginning South $41^{\circ}02'41''$ East along the said center line of the Seven Mile Canal, 12,811.0 feet, more or less, to a point in a line 150 feet distant at right angles Southerly from the center line of the Old Lake Levee, as the same is now located and constructed; thence leaving said center line and following said parallel line North $50^{\circ}28'41''$ East, 2,202.6 feet; thence North $68^{\circ}32'41''$ East: 1,158.1 feet; thence South $75^{\circ}19'41''$ East, 1,064.8 feet; thence South $45^{\circ}41'41''$ East: 588.3 feet; thence South $69^{\circ}24'41''$ East 1,593.6 feet; thence South $84^{\circ}17'41''$ East: 203.5 feet; thence South $32^{\circ}44'41''$ East 664.1 feet; thence South $61^{\circ}23'41''$ East 25 feet; thence North $81^{\circ}42'41''$ East 1,181.4 feet, more or less, to a point on the Westerly or right bank of Wood River; thence leaving said parallel line and running Northerly along the said Westerly bank of Wood River 19,000 feet, more or less, to a point at the intersection of said Westerly bank of Wood River, with the above mentioned division fence; thence South $61^{\circ}40'41''$ West along said division fence 9,958 feet, more or less, to the said point of beginning.

PARCEL 1-E:

Lots 2, 3, 5 and 6 in Section 36 Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian.

PARCEL 1-F:

That portion of the NE $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian lying East of the State Highway No. 62 right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wells Fargo Bank
of Oct. A.D., 19 88 at 2:52 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 17904,
FEE \$48.00
By Evelyn Biehn County Clerk
Quentin M. Mullenbarger